



**Connells**

St. Annes Close  
Birmingham



### Property Description

10' 5" x 10' ( 3.17m x 3.05m )

An Elegantly Designed Four Bedroom Detached Detached Family Home with Italian Architecture. Modern touches of elegance and class along with versatility make this home a must view to appreciate. The first floor benefits from a stylish Hallway Reception, Garage Conversion to a Bedroom with En-Suite, Breakfast Kitchen with Utility , Downstairs Family Bathroom and a separate WC. The First Floor has Three good sized Bedrooms with an En-Suite to Master. There is a spacious Balcony from the Master Bedroom.

### Hallway / Entrance

### Lounge/Diner

22' 3" x 13' ( 6.78m x 3.96m )

### Ground Floor Bed Two

15' 9" x 8' 1" ( 4.80m x 2.46m )

### Ground Floor Family Bathroom

8' x 4' 9" ( 2.44m x 1.45m )

### Ground Floor Wc

### Breakfast Kitchen

13' 3" x 15' 7" Into Door ( 4.04m x 4.75m Into Door )

### Master Bedroom

16' 7" x 16' 4" ( 5.05m x 4.98m )

### Masterr En-Suite

6' 3" x 5' 2" ( 1.91m x 1.57m )

### Bedroom Three

13' x 8' ( 3.96m x 2.44m )

### Bedroom Four











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/GBR311202](http://connells.co.uk/Property/GBR311202)**

Tenure: Freehold



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