



Connells

Walcot Drive
Birmingham

Walcot Drive
Birmingham B43 5TH

for sale offers in the region of
£280,000



Property Description

A Beautifully presented and maintained Four Bedroom Family Home that is Deceptively Spacious. Located in a Cul De Sac. This home has a well thought Garage Conversion that has created a Fourth Bedroom with a Wet Room which will appeal to family members with mobility problems and have trouble with climbing upstairs to the First Floor.

This Home will also appeal to Investors looking for a Buy to Let opportunity due to location and a good Rental Yield.

Lounge

15' x 12' 11" (4.57m x 3.94m)

Kitchen Diner

15' 1" x 11' 5" (4.60m x 3.48m)

Ground Floor 4th Bedroom

14' 6" x 7' 3" (4.42m x 2.21m)

Ground Floor Wet Room

7' 2" x 6' 4" (2.18m x 1.93m)

Bedroom One

13' 3" x 8' 2" (4.04m x 2.49m)

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)

Family Bathroom

8' 4" x 6' 4" (2.54m x 1.93m)







To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/GBR311178

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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