



Connells

Cranehouse Road  
Birmingham



### Property Description

An ideal opportunity for a First Time Buyer to get on the property ladder and purchase this Three Bedroom Mid Terraced Property . A very well presented home set in this popular residential area. Investors will also be interested in this home as will be prove popular for tenants looking to Let in this location.

#### Lounge

13' 8" x 10' 3" ( 4.17m x 3.12m )

#### Kitchen Diner

13' 3" x 9' 1" ( 4.04m x 2.77m )

#### Bedroom One

10' 7" x 10' 1" ( 3.23m x 3.07m )

#### Bedroom Two

13' x 10' 7" ( 3.96m x 3.23m )

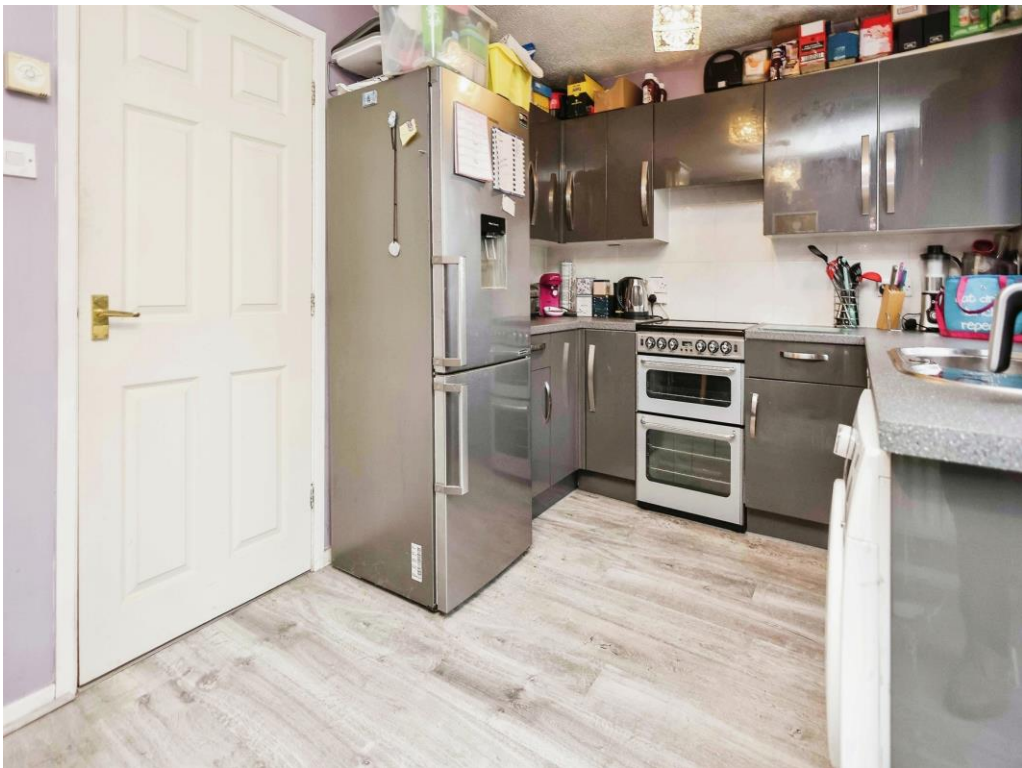
#### Bedroom Three

6' 3" x 8' 5" ( 1.91m x 2.57m )

#### Bathroom

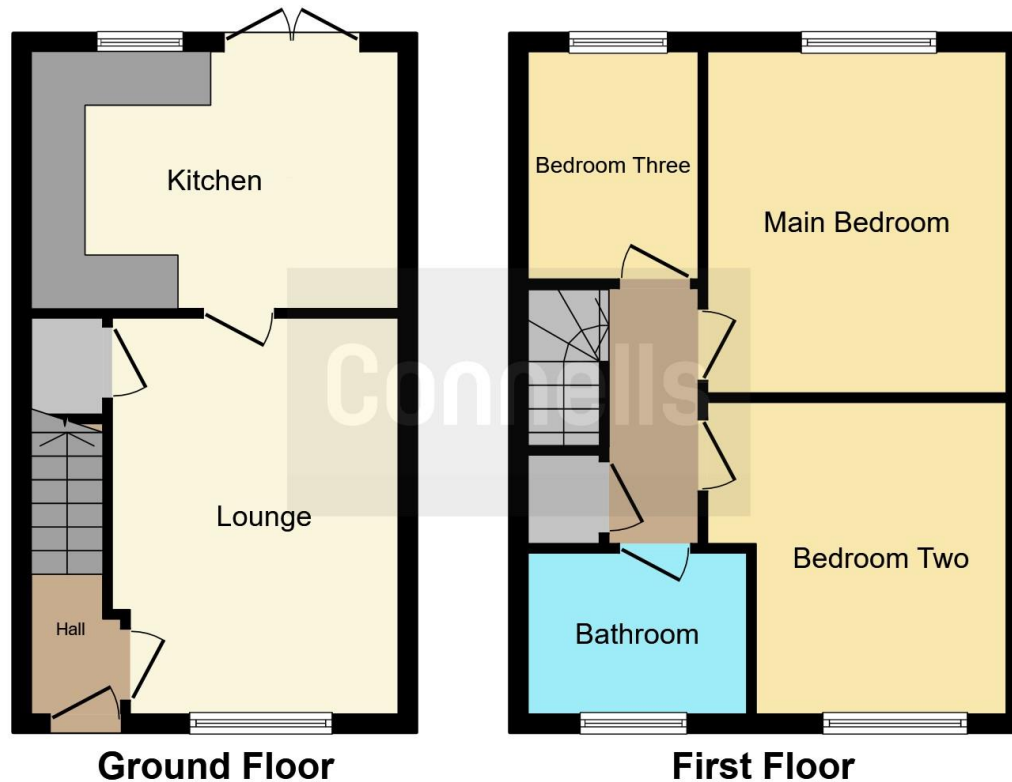
5' 6" x 7' 9" ( 1.68m x 2.36m )











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

**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR304696](http://connells.co.uk/Property/GBR304696)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GBR304696 - 0002