



**Connells**

Sandy Lane  
Great Barr Birmingham



### Property Description

We are pleased to bring this nicely designed two Bedroom Ground Floor Flat to the Market. Side Entrance, with Allocated Parking, Communal Gardens with an Open Plan Lounge Kitchen are just some of the Features . The neighbourhood is very popular as close to Local Schools and Shopping amenities. Investors will also be keen to look at this property as will prove to be a good Buy to Let opportunity.

#### Lounge

19' 9" x 10' 8" ( 6.02m x 3.25m )

#### Kitchen Area

11' 8" x 5' 1" ( 3.56m x 1.55m )

#### Bedroom One

13' 1" x 10' 4" ( 3.99m x 3.15m )

#### Bedroom Two

9' x 7' 5" ( 2.74m x 2.26m )









To view this property please contact Connells on

**T 0121 357 6877**

**E greatbarr@connells.co.uk**

907 Walsall Road Great Barr  
BIRMINGHAM B42 1TN

EPC Rating: C  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR311572](http://connells.co.uk/Property/GBR311572)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: GBR311572 - 0007

