



Connells

Merrions Close
Birmingham

Merrions Close Birmingham B43 7AS

for sale
£230,000



Property Description

****WOW**** ****INCREDIBLY EXCITING AND WONDERFULLY UNIQUE FAMILY HOME****
****TASTEFULLY RENOVATED TO A VERY HIGH STANDARD**** ****AMAZING PRIVATE REAR GARDEN BACKING ON TO MERRIONS WOOD****

Connells Estate Agents are just delighted to offer for sale this truly beautiful and very spacious family home located in one of the most popular areas of Great Barr.

Merrions Close is an incredibly pleasant street being enviably positioned close to a huge amount of amenities and transport links. Nearby we have such delights as Merrions Wood LNR, Sutton Park, Red House Park, Barr Beacon Nature Reserve and Great Barr Golf Club. Nearby schools of excellence such as the Q3 Academy and Barr Beacon School are nearby along with a host of terrific local shops, supermarkets, restaurants and the M6 junction 7.

The property itself really deserves to be seen to be fully appreciated due to its amazing countryside chic and the general condition of the property. This home briefly comprises of hallway, lounge, dining room and kitchen, three bedrooms, family bathroom, attic room, a private rear garden with direct access to Merrions Wood, driveway to the immediate front aspect. ****Council Tax Band B****
****Freehold Property****

****TREMENDOUS OPPORTUNITY****
****BEAUTIFUL FAMILY COTTAGE LOCATED**

IN A SUPERB AREA OF GREAT BARR**
****SEMI RURAL FEEL IN BIRMINGHAM****
****SURE TO BE VERY POPULAR CALL US TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Lounge

12' 9" x 11' 5" (3.89m x 3.48m)

Kitchen Diner

16' 4" x 10' 9" (4.98m x 3.28m)

Guest Wc

First Floor Landing

Bedroom One

10' 2" x 11' 1" (3.10m x 3.38m)

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)

Bedroom Three

6' 9" x 5' 9" (2.06m x 1.75m)

Family Bathroom

Attic Room

14' 4" max x 13' 7" max (4.37m max x 4.14m max)

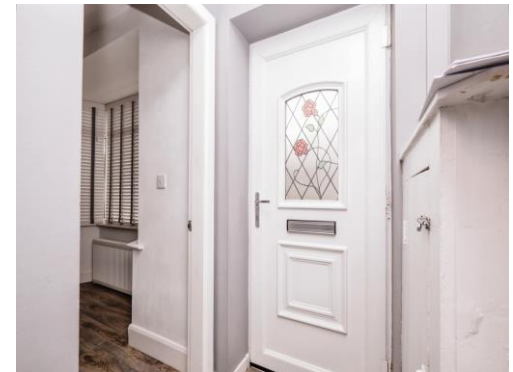
Restricted Head Height. Attic Room not to regulations

Driveway To Front Aspect

Amazing Rear Garden

An Absolute Must See

Call Connells Today









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

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311631



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.

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