



**Connells**

Wensleydale Road  
Birmingham



Wensleydale Road  
Birmingham B42 1PJ

for sale offers over  
**£250,000**



### Property Description

A THREE BEDROOM SEMI DETACHED HOME IN AN EVER POPULAR LOCATION CLOSE TO THE AMENITIES OF HAMSTEAD VILLAGE. LOCAL TRAIN STATION WITHIN WALKING DISTANCE ALONGSIDE REGULAR BUS TRANSPORT TO BIRMINGHAM CITY CENTRE AND OTHER SURROUNDING TOWNS. ACCOMMODATION IN BRIEF: LOUNGE, EXTENDED DINING ROOM/ FITTED KITCHEN, THREE BEDROOMS, SHOWER ROOM.

#### Lounge

24' 9" x 9' 4" ( 7.54m x 2.84m )

#### Kitchen/Diner

17' 8" x 17' 3" max ( 5.38m x 5.26m max )

#### Bedroom One

12' 4" x 9' 3" ( 3.76m x 2.82m )

#### Bedroom Two

12' x 9' 3" ( 3.66m x 2.82m )

#### Bedroom Three

6' 9" x 5' 6" ( 2.06m x 1.68m )

#### Bathroom

6' 7" x 5' 2" ( 2.01m x 1.57m )













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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907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311564](http://connells.co.uk/Property/GBR311564)**



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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