





### Property Description

We have an Immaculate, Splendid and Extended Three Bedroom End Terraced Family Home Located in a peaceful Cul De Sac. This Family Home really does tick all the boxes and is Deceptively Spacious so we strongly urge you to book a viewing to appreciate, Extended to the Rear creating Modern Style Living with a Kitchen Diner, Utility Room and a Downstairs Shower Room and Conservatory. On the First Floor we have an Ensuite Bathroom to the Master Bedroom

Location is key as set at the top of a Cul De Sac with Driveway, close to Local Schools and Shopping Amenities

### Lounge

15' 4" x 13' 8" ( 4.67m x 4.17m )

### Kitchen Diner

15' 9" x 6' ( 4.80m x 1.83m )

### Downstairs Bathroom / Shower

6' 9" x 5' 3" ( 2.06m x 1.60m )

### Utility Room

5' 6" x 5' 2" ( 1.68m x 1.57m )

### Conservatory

12' 6" x 11' 3" ( 3.81m x 3.43m )

### Bedroom One

12' 8" x 10' 8" ( 3.86m x 3.25m )

### Bedroom Two

12' 7" x 9' 4" ( 3.84m x 2.84m )

### Bedroom Three

9' 5" x 7' 3" ( 2.87m x 2.21m )









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: Awaited**

Tenure: Freehold

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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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