



Connells

Merrions Close  
Birmingham





### Property Description

**\*\* PLEASE NOTE THE FRONT EXTERNAL UNDER COMPLETION \*\***

An Outstanding Extended Three Bedroom Semi Detached Family Home fully Refurbished top to bottom to provide modern style living. In brief we have an Open Plan Lounge / Kitchen Area with Shower Room and Extended Area to the Rear to provide extra Living Space. Ideal for First Time Buyers who are looking for a home to move straight in to without the need of investment, also Investors will be interested as ready for Let immediately.

### Lounge / Kitchen

22' x 15' 5" ( 6.71m x 4.70m )

### Extension

16' x 9' 1" ( 4.88m x 2.77m )

### Bedroom One

10' 8" x 9' ( 3.25m x 2.74m )

### Bedroom Two

10' 8" x 10' 2" ( 3.25m x 3.10m )

### Bedroom Three

7' x 6' 4" ( 2.13m x 1.93m )

### Bathroom

6' 1" x 5' 4" ( 1.85m x 1.63m )











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: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311664](http://connells.co.uk/Property/GBR311664)**



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: GBR311664 - 0003