



Connells

Leopold Avenue
Birmingham



Property Description

A very well presented and maintained Four DOUBLE Bedroom Detached Family Home in this sought after neighbourhood. A 25 FT Open Plan Lounge awaits with an additional Ground Floor Reception Room and a separate Dining Room to entertain guests. To the First Floor we have Four Double Bedrooms one with an En-Suite along with a separate Family Bathroom with a Bath and a Walk In Shower.

Close to Local Schools, places of Worships along with the M5 / M6 Motorway Links

Entrance

Lounge

25' x 15' 5" (7.62m x 4.70m)
Open Plan

Dining Room

14' 5" x 9' 6" (4.39m x 2.90m)

Reception Room Two

14' 5" x 10' 9" (4.39m x 3.28m)

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)

Bedroom One

25' x 9' 4" (7.62m x 2.84m)

Bedroom Two

17' 7" x 8' 6" (5.36m x 2.59m)

Bedroom Three

12' 4" x 10' 9" (3.76m x 3.28m)

Bedroom Four

14' 6" x 8' 6" (4.42m x 2.59m)

With En-Suite

En-Suite

7' 1" x 5' 9" (2.16m x 1.75m)

Bathroom

10' 3" x 6' 5" (3.12m x 1.96m)

Outside

To the front of the property is a Large Frontage for parking several vehicles

To the rear of the property is an enclosed Garden, mainly laid to lawn









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311453



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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