



Connells

Himley Close
Birmingham

Himley Close Birmingham B43 6PX

for sale offers in the region of
£475,000



Property Description

Connells Estate Agents are delighted to offer for sale this stunning family home located in one of the most popular areas of Great Barr. Boasting a very pleasant cul de sac location and being ideally situated close to a host of very good schools, some excellent shops, supermarkets, places of worship as well as parks and greens in abundance.

The property itself very briefly comprises of; entrance hallway, ground floor bedroom or further family room, lounge with ample dining area, extended kitchen diner with a snug area for relaxation, leading to utility laundry room and ground floor WC, three further bedrooms and a family bathroom to the first floor. Externally we have a good size driveway to fore and a landscaped rear garden being particularly private and fully enclosed with a side area storage with front and rear access.

The Rear of the property is a must see with an elegant Sun Lounge for those Summer Evenings and an Out Building with Electrics and Kitchenette

Himley Close is a small cul de sac located in possibly the most sought after little area of Great Barr. Nearby we can boast some terrific and well respected schools and academies, plenty of transport links to take you around the City and beyond as well as being in close proximity to Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield.

Red House Park, Great Barr Golf Club, Barr Beacon Nature Reserve along with Sutton

park are all nearby to enjoy.

Lounge

23' 8" x 10' 4" (7.21m x 3.15m)

Ground Floor Bedroom 4

17' 7" x 8' 4" (5.36m x 2.54m)

Downstairs Cloakroom

Kitchen/ Diner / Snug

Utility

14' 7" x 6' 3" (4.45m x 1.91m)

Bedroom One

10' 7" x 14' (3.23m x 4.27m)

Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Three

13' 7" x 8' 9" (4.14m x 2.67m)

Bathroom

7' 1" x 8' 4" (2.16m x 2.54m)









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

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EPC Rating: Awaited
 Council Tax Band: D

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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