



Connells

Hobhouse Close
Birmingham



Property Description

Three Bedroom Detached Family Home, Great Barr

Set within the desirable Hobhouse Close, this attractive detached property offers well-planned accommodation including two reception rooms, a downstairs WC, conservatory, three bedrooms, a family bathroom, and a generous rear garden with patio and lawn-making it ideal for family living.

Located in the highly regarded area of Hobhouse Close, Great Barr, this well-maintained three-bedroom detached residence provides spacious and adaptable living accommodation. The ground floor features two bright reception rooms, ideal for both entertaining guests and everyday family use, along with the added benefit of a guest cloakroom.

To the rear, a substantial conservatory enhances the living space and enjoys pleasant views across the private garden, which offers a combination of patio seating and lawned areas-perfect for outdoor relaxation and social gatherings.

The first floor comprises three well-sized bedrooms and a stylish family bathroom. With its sought-after location, practical layout, and welcoming atmosphere, this property offers a fantastic opportunity for comfortable and convenient family living.

Entrance

One ceiling light point, Laminate flooring, One double radiator

Lounge

14' 6" x 11' (4.42m x 3.35m)

Window to front double glazed, One ceiling light point, Laminate flooring, One double radiator

Dining Room

11' 2" x 7' 10" (3.38m x 2.39m)

Window to rear double glazed, Two ceiling light points, Two wall lamps, Door to conservatory, One double radiator

Kitchen

13' x 8' 7" (3.96m x 2.62m)

Window to rear double glazed, One sink, Spotlights, Part tiled, Laminate flooring

Garage

14' 5" x 13' 5" (4.39m x 4.09m)

One ceiling light point

First Floor Accommodation

Bedroom One

14' 5" x 9' 1" (4.39m x 2.77m)

Window to front double glazed, One ceiling light point, One double radiator

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Window to rear double glazed, One single radiator, One ceiling light point

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m)

Window to rear double glazed, One single radiator,, One ceiling light point

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Window to rear double glazed, Spotlights, Part tiled, WC, Wash hand basin, Gas shower, Bath

Rear Garden

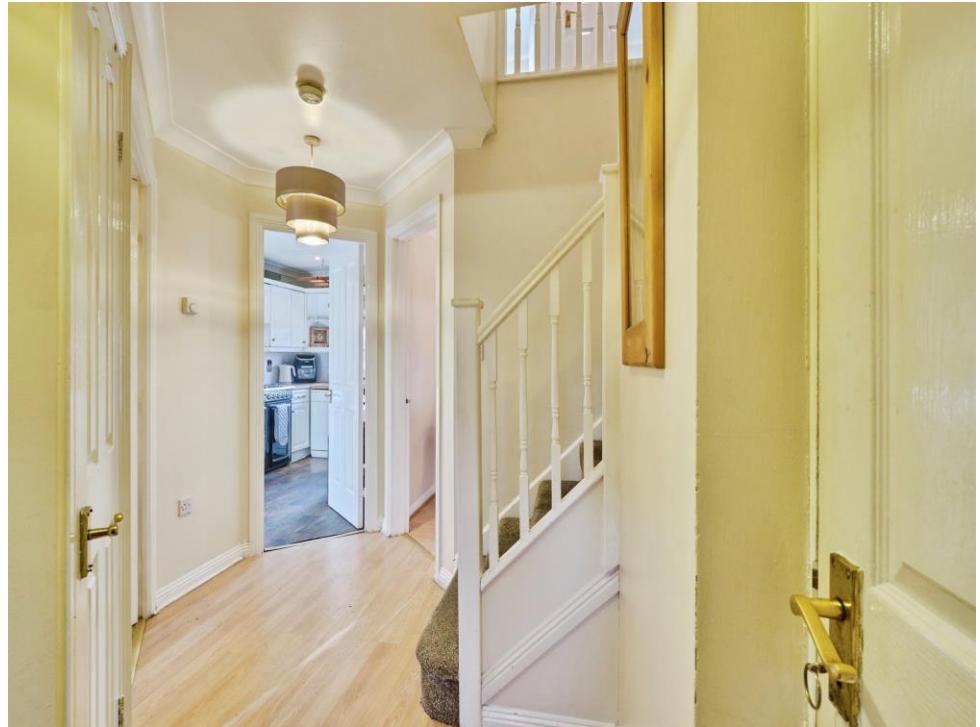
Good size, Part slabbed, Side access

Conservatory

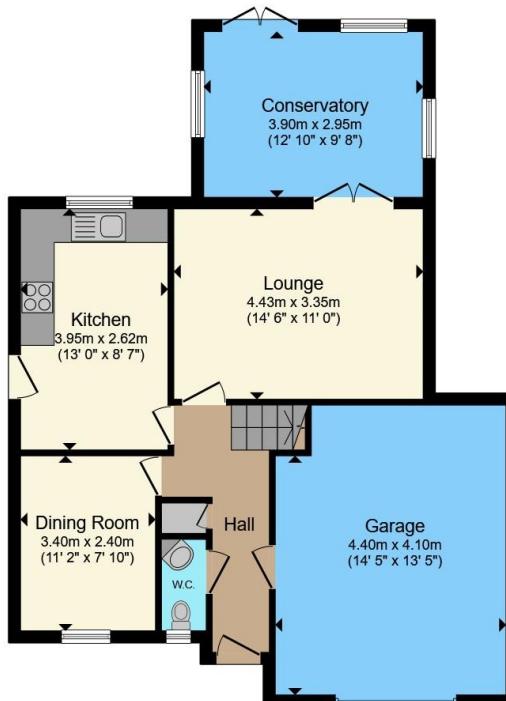
12' 10" x 9' 8" (3.91m x 2.95m)

Window to rear double glazed, One ceiling light point, One single radiator, Laminate flooring









Ground Floor



First Floor

Total floor area 121.7 m² (1,310 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: GBR312507 - 0003