



Connells
0121 357 6877
FOR SALE

Connells

Copthall Road
Birmingham



Property Description

****VIRTUAL VIEWING AVAILABLE**** This Residence set in Handsworth offers, three bedrooms, two reception rooms, down stairs shower room, conservatory, driveway and large rear garden this property is great for a family. Having Sandwell Valeey Nature Reserve near by and access to public transport linke and M⁶/M⁴² motorway links near by making commuting easy. Call TODAY to arrange a viewing.

Accommodation

Having entrance door leading to;

Entrance Porch

Having double glazed door leading to hall and door to side entrance.

Entrance Hall

Having stairs to first floor accommodation, understairs cupboard, central heating radiator and doors off to;

Lounge

12' 9" max x 10' 9" max (3.89m max x 3.28m max)

Having double glazed window and central heating radiator.

Second Reception Room

10' 8" max x 11' 3" plus recess (3.25m max x

3.43m plus recess)

Having double glazed sliding patio doors and central heating radiator.

Kitchen

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

Having double glazed window, fitted kitchen with wall and base units, sink with drainer, work surfaces over, tiling to splash back, electric oven and gas hob with cooker hood over, space for fridge freezer, central heating boiler and door to;

Conservatory Area

16' 5" max x 10' 5" (5.00m max x 3.17m)

Having double glazed sliding doors to garden, plumbing for washing machine, central heating radiator and door to;

Shower Room

Having double glazed window, shower, wash hand basin, low level WC, tiled walls and central heating radiator.

Side Entrance

13' 8" x 6' 9" (4.17m x 2.06m)

Having doors to garden.

First Floor Accommodation

Having window, loft (fully boarded) and doors off to;

Master Bedroom

13' 6" max x 10' 8" max (4.11m max x 3.25m max)

Having double glazed window and central heating radiator.

Bedroom Two

13' 3" x 10' 5" (4.04m x 3.17m)

Having double glazed window and central heating radiator.

Bedroom Three

7' 3" x 7' 2" (2.21m x 2.18m)

Having double glazed window and central heating radiator.

Bathroom

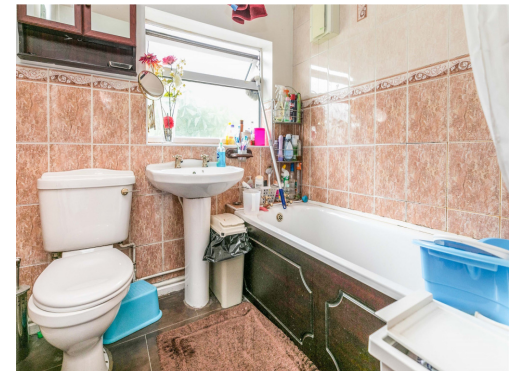
Having double glazed window, bath with shower over, wash hand basin, low level WC, extractor fan, partly tiled walls and central heating radiator.

Rear Garden

Small patio area, steps to lawn, access to side and fence surround.

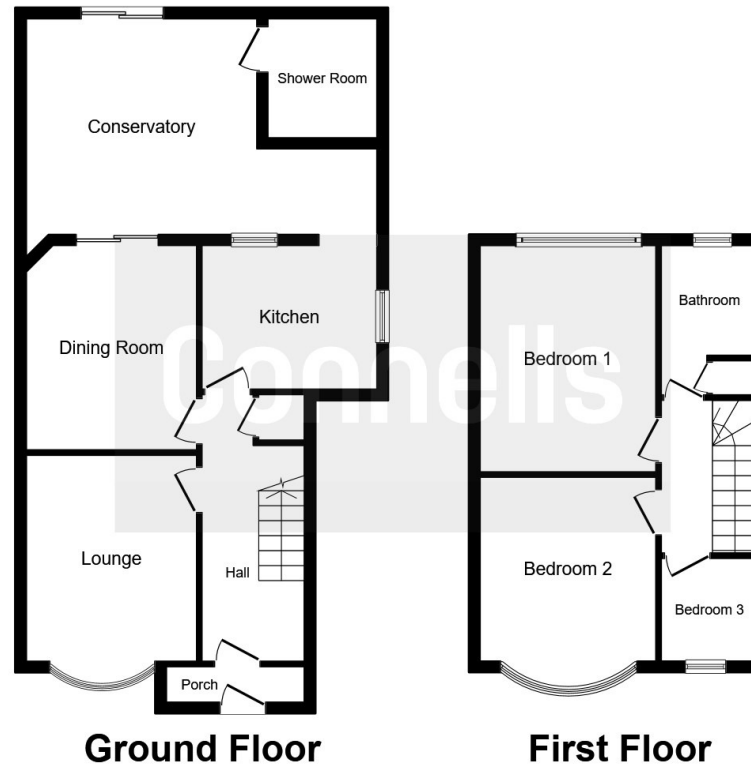
Front Garden

Driveway to front.









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).
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To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/ref-GBR308338



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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