



**Connells**  
co.uk 0121 357 6877  
**FOR SALE**

**Connells**

Church Hill Road  
BIRMINGHAM



### Property Description

**\*\*THIS THREE BEDROOM PROPERTY IS SET IN A POPULAR LOCATION OF HANDSWORTH, SET OVER THREE FLOORS OFFERING GOOD SIZE BEDROOMS\*\*** This residence is comprises of: lounge area, kitchen/diner , three bedrooms over two floors, bathroom, rear garden and driveway. **\*\*THIS HOUSE IS NOT TO BE MISSED please CALL today to arrange a VIEWING\*\***

### Accommodation

Having entrance door leading to;

### Entrance Porch

Having door leading to;

### Entrance Hall

Having stairs to first floor accommodation, understairs cupboard, central heating radiator, access to living room and door off to;

### Kitchen/diner

11' 2" x 7' 5" ( 3.40m x 2.26m )

Having window, fitted kitchen with wall and base units, sink with drainer, work surfaces over, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for freezer and door to garden.

### Dining Area

14' 6" x 7' 1" ( 4.42m x 2.16m )  
Having double glazed window.

### Living Room

13' 3" max x 18' 1" max ( 4.04m max x 5.51m max )

Having double glazed patio doors and central heating radiator.

## First Floor Accommodation

Having double glazed window, stairs to second floor accommodation and doors off to;

### Master Bedroom

14' 5" max x 13' 3" max ( 4.39m max x 4.04m max )

Having double glazed window and central heating radiator.

### Bedroom Three

7' 2" x 9' 2" ( 2.18m x 2.79m )

Having double glazed window and central heating radiator.

### Bathroom

Having double glazed window, bath with shower over, vanity wash hand basin, partly tiled walls and wall mounted radiator.

### WC

Low level WC.

## Second Floor Accommodation

Having door to;

### Bedroom Two

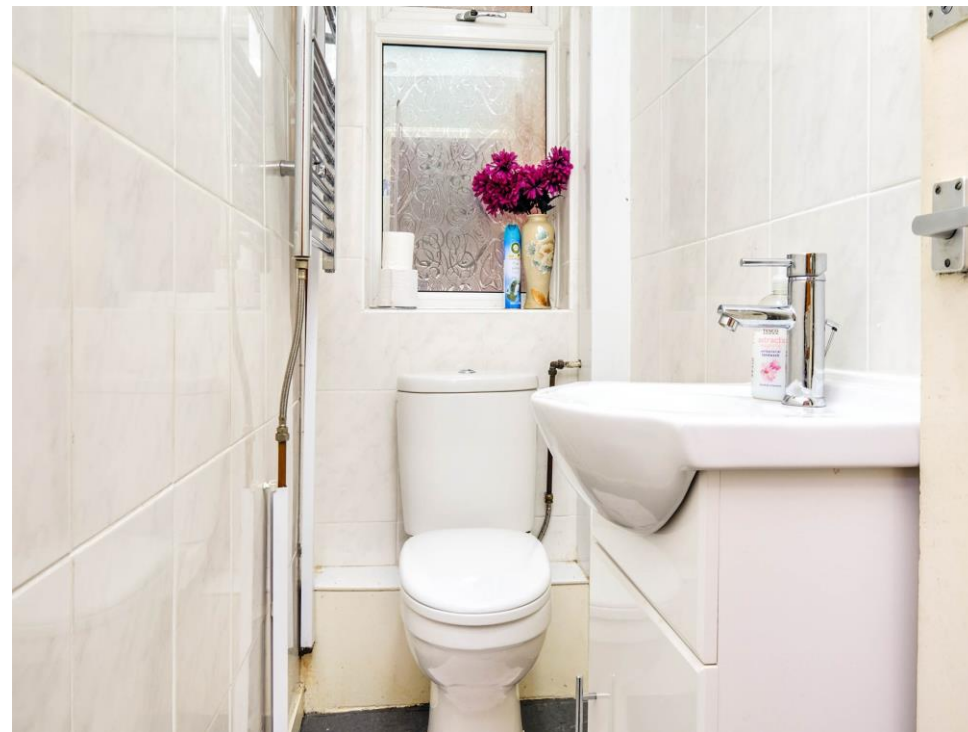
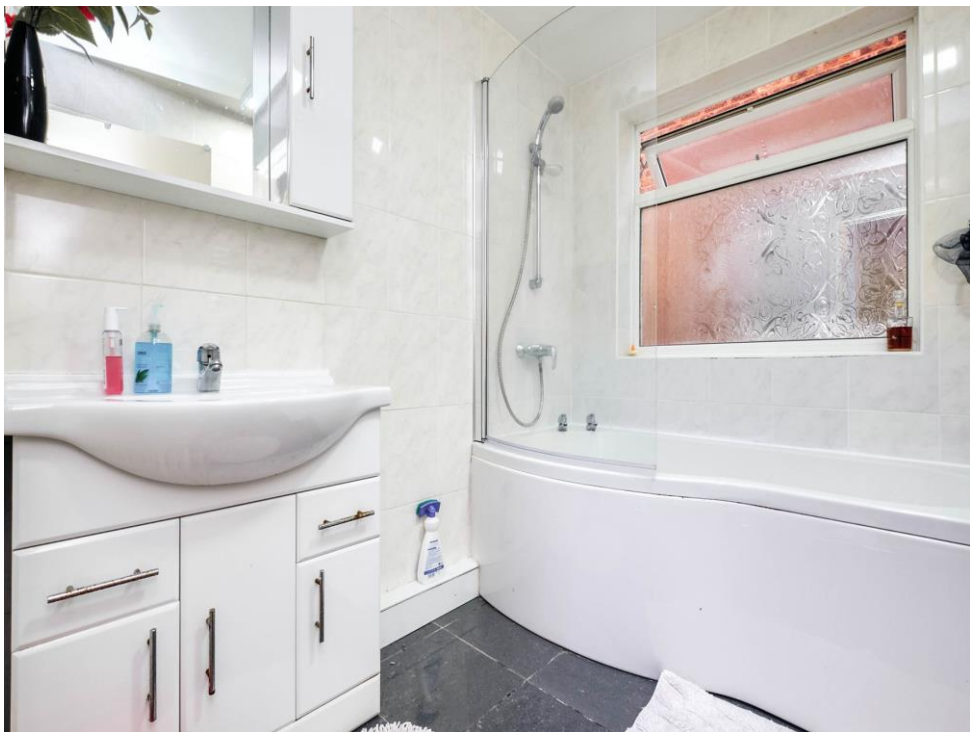
14' 9" max x 13' 5" max ( 4.50m max x 4.09m max )

Having double glazed window, storage cupboard and central heating radiator.

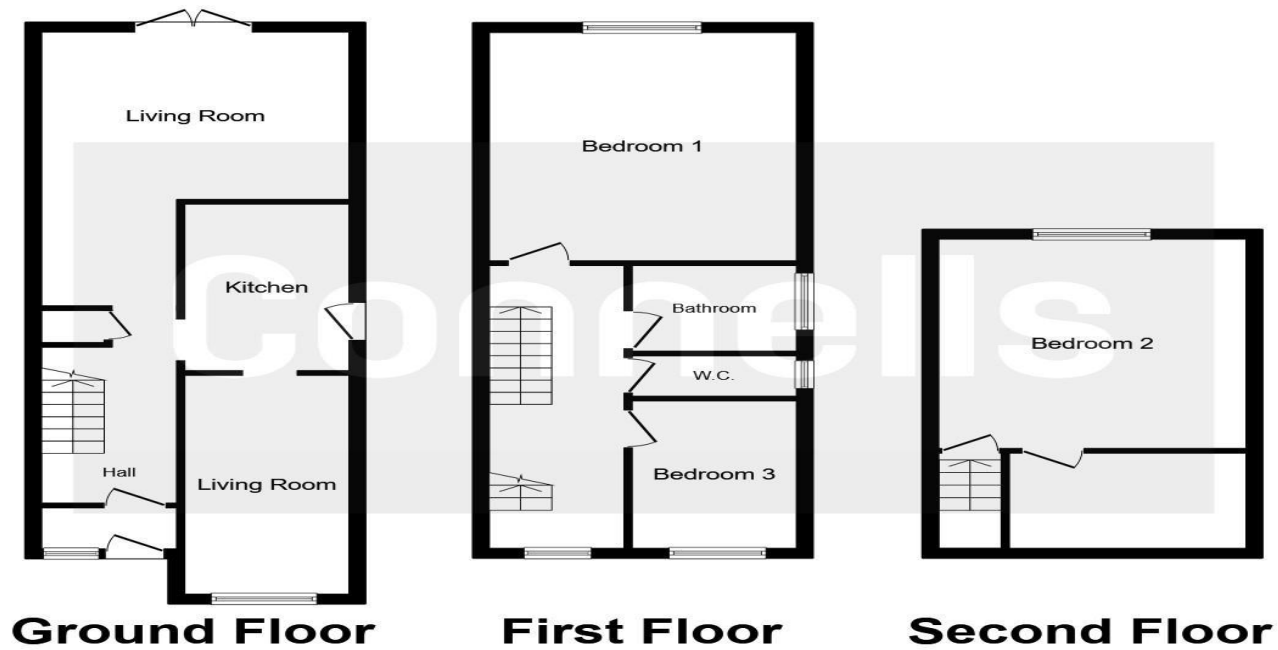
## Rear Garden

Small patio area, lawned area with fence to surround and side entry access.









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). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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907 Walsall Road Great Barr  
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EPC Rating: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ref-GBR308654](http://connells.co.uk/Property/ref-GBR308654)**



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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