



**Connells**

Sandringham Road  
Birmingham



## Property Description

**\*\*THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A HIGHLY POPULAR AREA OF GREAT BARR, BEEN A BLANK CANVAS THROUGHOUT GIVES ANY FAMILY THE OPPORTUNITY TO PUT THEIR STAMP ON IT\*\*** This residence comprises of: Three bedrooms, two reception rooms, kitchen, shower room downstairs, upstairs bathroom, driveway (application with the council to drop the kerb) property also has the added advantage of**\*\* NO UPWARDS CHAIN\*\***

## Accommodation

Having entrance door leading to;

## Entrance Porch

Having door leading to;

## Entrance Hall

Having stairs leading to first floor accommodation and double doors leading to;

## Lounge

22' 8" x 9' 3" ( 6.91m x 2.82m )

Having bay window and access to;

## Kitchen

15' 11" x 8' 5" ( 4.85m x 2.57m )

Having double glazed window, fitted kitchen with wall and base units, work surfaces over, tiling to splash back, space for cooker, plumbing for washing machine, central heating radiator, door to garden and door to dining room.

## Dining Room

15' 5" x 8' 8" ( 4.70m x 2.64m )

Having door to garden and door to shower room.

## Shower Room

Having walk in shower, low level WC and wash hand basin.

## First Floor Accommodation

Having doors off to;

### Master Bedroom

12' 9" x 9' 3" ( 3.89m x 2.82m )

Having bay window.

### Bedroom Two

12' 1" x 9' 2" ( 3.68m x 2.79m )

Having double glazed window

### Bedroom Three

6' 7" x 5' 6" ( 2.01m x 1.68m )

Having double glazed window

### Bathroom

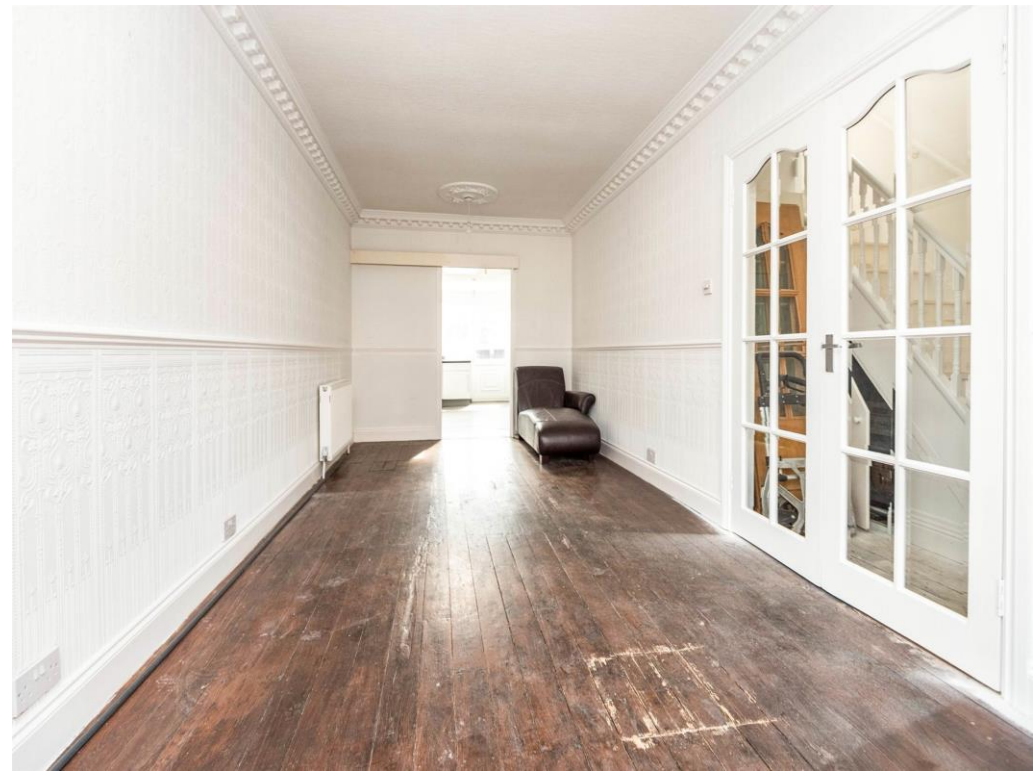
Having bath, low level WC and wash hand basin.

### Rear Garden

Patio area with steps down to a lanwed area with outbuilding to the rear.

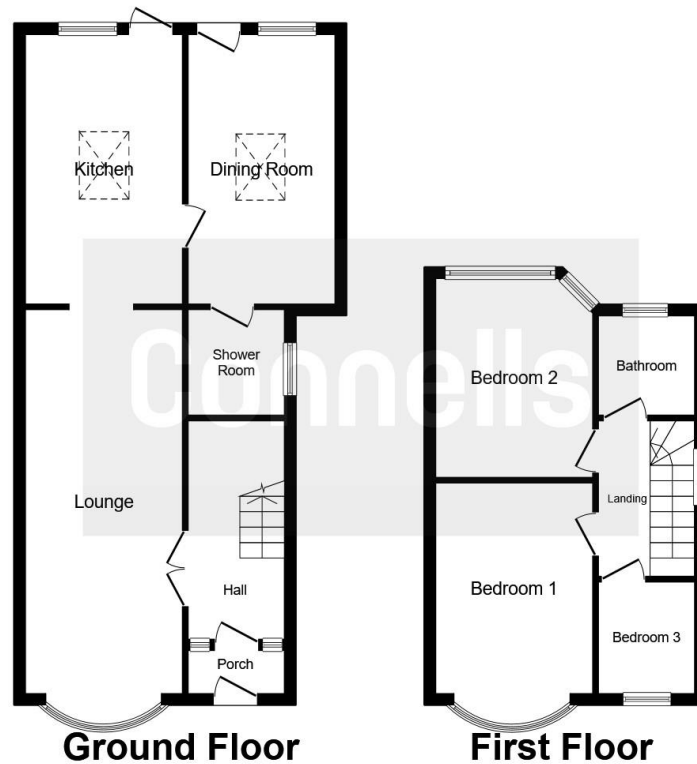
### Front Driveway

Agent Notes: Vendor has made application to council to drop the kerb, vendor has advised this will be done on completion of contracts.









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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**EPC Rating: D**

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Tenure: Freehold



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