



**Connells**

Hamstead Road  
Great Barr Birmingham





### Property Description

Am Amazing and Exceptional and Stylish Versatile 6/7 Bedroom Family Home. Parking surrounding the property which is immaculately presented through out and comprises of Breakfast/Dining Kitchen, Lounge, Ground floor Cloakroom, Ground Floor Bedroom or Reception Room Two should you wish. The First Floor homes further Bedrooms and a Shower Room, with The Second Floor having Two Further Bedrooms and an Ensuite

Close to Local Schools, Shopping Amenities and the M5 / M6 Motorway Links

### Lounge

15' 4" x 10' 8" ( 4.67m x 3.25m )

### Reception Room Two Bed 4

16' 7" x 10' 1" ( 5.05m x 3.07m )

### Downstairs Wc

### Kitchen / Diner

25' 5" x 13' 1" ( 7.75m x 3.99m )

### Bedroom One

15' 7" x 15' 4" ( 4.75m x 4.67m )

### Bedroom Five

17' x 9' 8" ( 5.18m x 2.95m )

### Bedroom Six

11' 4" x 9' 8" ( 3.45m x 2.95m )

### Bedroom Seven

11' 4" x 9' 5" ( 3.45m x 2.87m )

### Shower Room

### Bedroom Two

11' 4" x 10' 5" ( 3.45m x 3.17m )

### Ensuite

7' 5" x 6' 5" ( 2.26m x 1.96m )

### Bedroom Three

17' 7" x 9' 8" ( 5.36m x 2.95m )















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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311378](http://connells.co.uk/Property/GBR311378)**



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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