



Connells

Leyton Road
Birmingham



Property Description

**** NO UPWARD CHAIN **** A great opportunity for a First Time Buyer to get on the property ladder and move straight in without the need for Investment. A very well presented Three DOUBLE Bedroom Family Home in this ever popular Residential Neighbourhood. An Open Plan Lounge / Diner, Fitted Kitchen and Family Bathroom to the Ground Floor.

Close to Local Schools, Shopping Amenities, M6 / M5 Motorway Links for those community along with places of worship.

Lounge/Diner

29' x 10' 8" (8.84m x 3.25m)

Kitchen

11' 1" x 10' 1" (3.38m x 3.07m)

Downstairs Bathroom

8' 6" x 7' 8" (2.59m x 2.34m)

Bedroom One

16' 5" x 15' 6" (5.00m x 4.72m)

Bedroom Two

13' 3" x 13' 2" (4.04m x 4.01m)

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m)









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311784



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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