



**Connells**

Dennis Road  
Birmingham



## Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

Fantastic opportunity to purchase this 3 bedroom corner property. This double fronted property briefly comprises 2 spacious receptions, kitchen with door to rear garden, 2 bedrooms on first floor with family bathroom, and the master bedroom on the second floor which has its own ensuite. This end terrace family home is situated in a very desired location close to the main Stratford Road and Stoney Lane. The house benefits from gas central heating, double glazing,

The property is situated in a convenient residential location next to the Stoney Lane, having access to local amenities such as schools, shops, and restaurants. It offers excellent travel links to Solihull, Birmingham City Centre and the motorway network. This would be an ideal purchase for families, landlords, investors and first time buyers.

## Approach

The property is approached via entrance doorway with doorways off to the two reception rooms.

## Lounge

13' 10" x 11' 5" ( 4.22m x 3.48m )

With two double glazed windows one to the front and one to the side, laminate flooring, gch radiator and ceiling light.

## Dining Room

14' 1" x 11' 2" ( 4.29m x 3.40m )

Double glazed bay window to to the front, laminate flooring, gch radiator, understairs storage and a ceiling light.

## Kitchen

10' 10" x 7' 11" ( 3.30m x 2.41m )

A fitted kitchen to comprise a range of wall and base units with inset ss sink drainer, part tiled, plumbing for washing machine, gas cooker point and door leading to the garden.

## Landing

Two flights of stairs leading to the master bedroom on the second floor.

## Bedroom One

14' x 11' 11" ( 4.27m x 3.63m )

Double glazed window to the side, ceiling light, gch radiator and door leading to the en suite,

## En Suite

A fitted low level W.C with wash hand basin. The owners have yet to fit the shower and the

rest of the fittings however they will be included within the sale.

### **Bedroom Two**

12' x 11' 5" ( 3.66m x 3.48m )

Double glazed window to the front and side, fitted wardrobes, gch radiator and a ceiling light.

### **Bedroom Three**

14' 5" x 8' 11" ( 4.39m x 2.72m )

Double glazed window to the side, gch radiator and a ceiling light.

### **Bathroom**

A fitted bathroom suite to comprise of a shower cubicle, wash hand basin, low level w.c and spot lights.

### **Rear Court Yard**

A low maintenance rear courtyard space with access to the main road.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DIG109399](http://connells.co.uk/Property/DIG109399)**



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