



**Connells**

Rodney Close  
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.

OFFERING NO UPWARD CHAIN - A spacious four bedroom property being an ideal first time purchase or family home. Having two reception rooms, spacious kitchen diner, d/stairs wc, bathroom, and enclosed front and rear gardens.

### Property Details

Entrance Hall  
entrance hall with door off to  
downstairs toilet and utility

Downstairs Shower Room

Utility

Lounge  
13' 8" x 12' 7" ( 4.17m x 3.84m )

Dining Room  
12' 9" x 10' 1" ( 3.89m x 3.07m )

Kitchen

Landing

Bedroom One  
13' 6" x 9' 11" ( 4.11m x 3.02m )

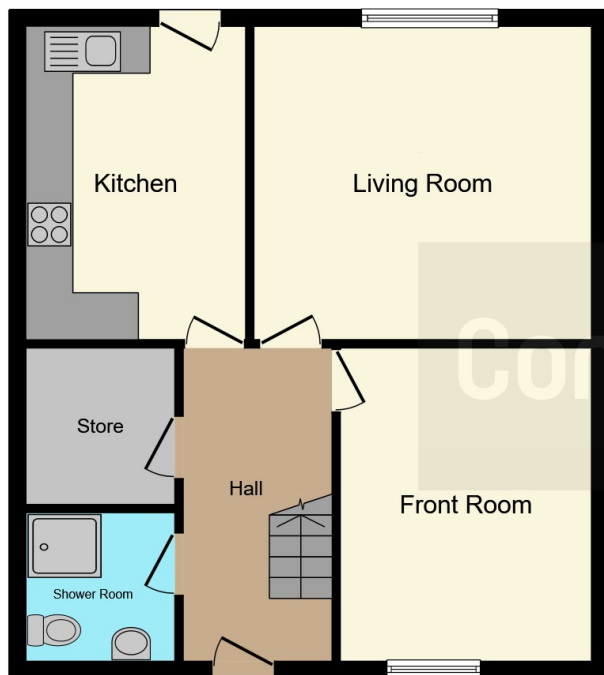
Bedroom Two  
9' 4" x 11' 5" ( 2.84m x 3.48m )

Bedroom Three  
12' 10" x 6' 5" ( 3.91m x 1.96m )

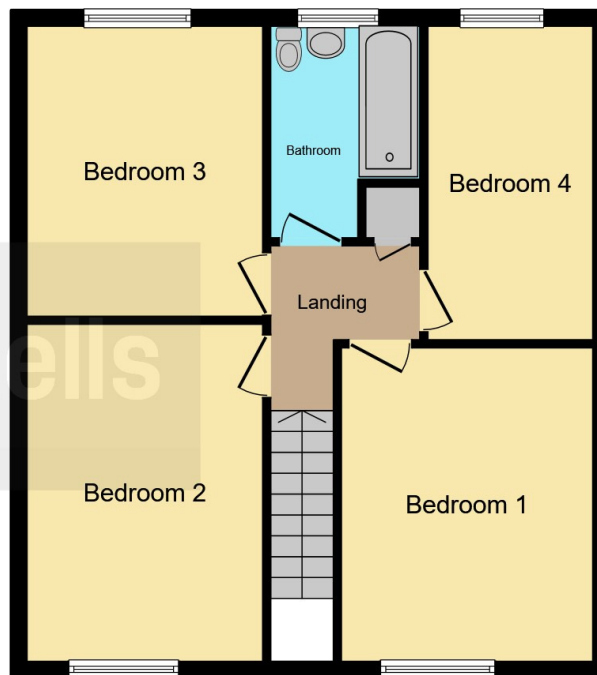
Bedroom Four  
10' x 12' 4" ( 3.05m x 3.76m )

Upstairs Bathroom





**Ground Floor**



**First Floor**



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: C**

**view this property online [connells.co.uk/Property/DIG110594](http://connells.co.uk/Property/DIG110594)**

Tenure: Freehold



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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