



Connells

Canberra Way
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.

PROPERTY OFFERING NO UPWARD CHAIN - THREE BEDROOM HOME IDEAL FIRST TIME BUY! Property is spacious throughout, offering lounge, dining area, kitchen, hallway, landing, three bedrooms, front and rear garden with detached outhouse in garden.

Property Features

- Spacious 3 bedroom house
- In the heart of Birmingham City Centre
- 10 min walk to Birmingham New Street
- Adjacent to Highgate Park
- End of terrace/semi-detached
- Large living room
- Spacious diner
- Generous communal areas
- Front garden
- Rear garden
- Newly renovated
- New roof
- New kitchen
- New bathroom

- New Worcester Bosch boiler
- Newly installed smart gas and electric meters

- EPC band: C

- Council Tax band: A

Entrance Hall

Having laminated flooring and storage cupboard housing electrics.

Open Plan Living/ Dining Area

27' 9" x 12' 8" (8.46m x 3.86m)

Having double glazed sliding patio doors opening into rear garden, double glazed window to the front, two radiators, fireplace and part carpet part flooring.

Kitchen

11' 7" x 7' 1" (3.53m x 2.16m)

Kitchen comprising of a range of wall and base units, to include work surfaces over, stainless steel sink and drainer, oven with hob and extractor fan above. pantry under the stairs and double glazed window to the rear.

Landing

Stairs elevating from ground floor, storage cupboard, loft access and doors off to:

Bedroom One

14' 9" x 8' 8" (4.50m x 2.64m)

Having a double glazed window, carpet flooring and radiator.

Bedroom Two

12' x 8' 7" (3.66m x 2.62m)

Having a double glazed window, carpet flooring, built in storage and radiator.

Bedroom Three

9' 8" x 7' 1" (2.95m x 2.16m)

Having a double glazed window, carpet flooring, built in wardrobe and radiator.

Shower Room

Modern suite comprising of shower room with shower cubicle, low level w/c, vanity wash hand basin, heated towel rail and double glazed window.

Rear Garden

Patio with lawn area beyond.

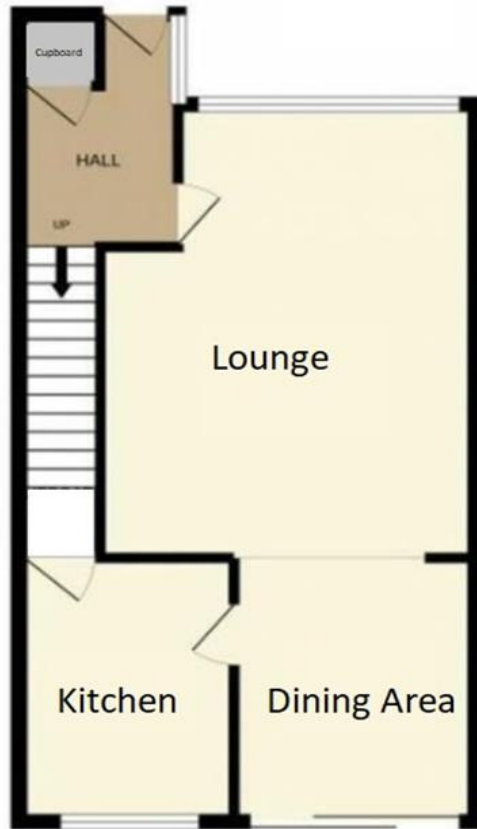
Front Garden

Having a lawn area with pathway leading to double glazed front door.









To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/DIG110970



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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