



Connells

Orchid Drive
Hockley 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.

A MODERN THREE BEDROOM END OF TERRACE PROPERTY - A well presented modern build property being an ideal family or first time buyer property. Having hallway, lounge, kitchen, bathroom, three bedrooms, dressing room, d/stairs WC, parking and garden.

Agents Note

Property is listed at a 100% ownership price which will become Freehold on completion. Current owner owns 50% and Midland Heart own the other 50%.

Approach

Driveway offering off road parking with lawn area to the side and path leading up to front door.

Entrance Hall

Having wooden laminate flooring.

Ground Floor W.C

Low level w.c, wash hand basin and lino flooring and radiator.

Lounge

17' x 10' (5.18m x 3.05m)
Having a double glazed window, wooden laminate flooring, radiator and electric fire.

Dining Room

9' 5" x 8' 2" (2.87m x 2.49m)

Having a double glazed window with a single glazed door into rear garden, wooden laminate flooring and radiator.

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)
Kitchen comprising of wall and base units, work surfaces over, stainless steel sink and drainer, cooker point, partly tiled, space for appliances, boiler housed and double glazed window.

First Floor Landing

Stairs elevating from ground floor, loft access with pull down ladder and doors off to:

Bedroom One

10' x 10' (3.05m x 3.05m)
Having double glazed window, carpet flooring and radiator.

Bedroom Two

8' 1" x 11' (2.46m x 3.35m)
Having carpet flooring, double glazed window and radiator.

Bedroom Three

10' 2" x 9' (3.10m x 2.74m)
Having laminate flooring, storage, double glazed window and radiator.

Bathroom

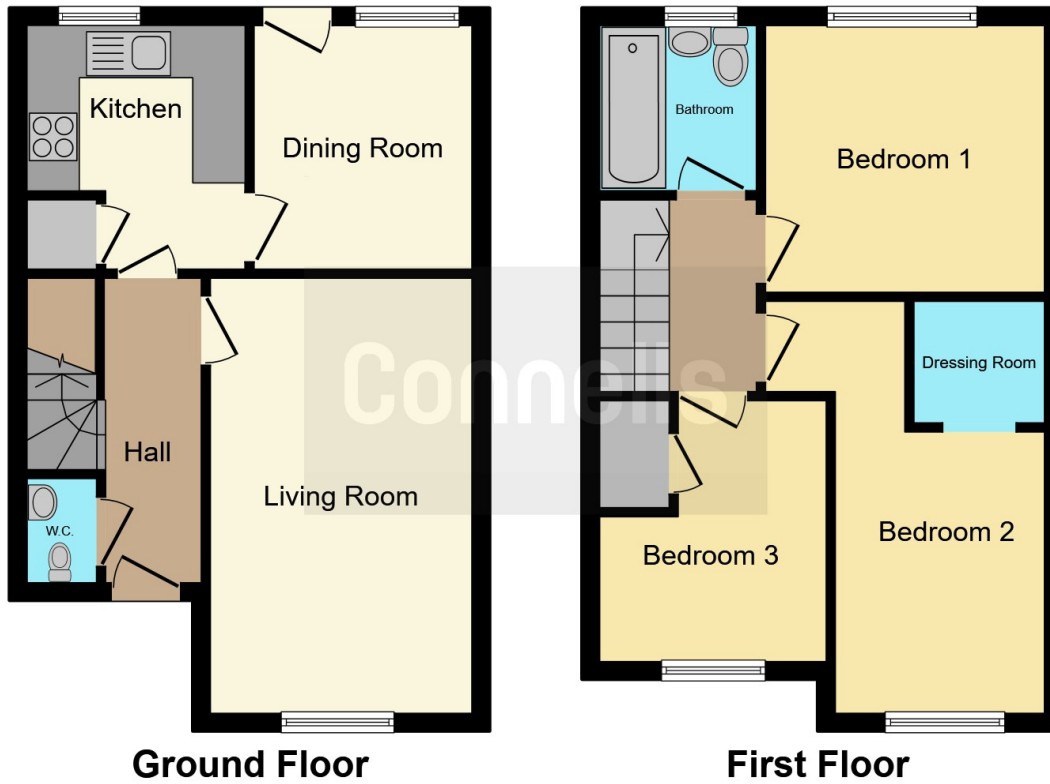
This new modern bathroom suite comprising of walk-in-shower cubicle, wash hand basin, low level w.c, vanity mirror, towel rail, tiled, laminate water proof flooring and double glazed window.

Rear Garden

Patio area with lawn beyond, various plants/shrubs and side entrance access. Mature garden with raised

beds.





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

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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