



Connells

Colbrand Grove
Birmingham

Colbrand Grove Birmingham B15 2BS

for sale offers in the region of
£365,000



Property Description

Houses within Birmingham's Middle Ring Road are few and far between. With the City Centre mainly consisting of apartments, you will be the envy of all your friends who wish they had their very own private garden. This is the perfect spot for those of you that enjoy peace and quiet yet do not wish to be far away from the action. You would never guess that the hustle and bustle of the City Centre with its array of shops, bars and restaurants are within such easy reach. For commuters, New Street and Five Ways train stations are close by.

The property comprises of L-shaped open plan lounge/kitchen/diner with integrated appliances, utility room with washing machine, downstairs WC, master bedroom with built in wardrobe and en-suite, further double bedroom, single bedroom, family bathroom with shower over bath and rear garden. Further benefiting from gas central heating, double glazing and off road parking.

Entrance Hall

carpet and radiator.

Downstairs W/C

Radiator, w/c , sink and mirror, laminate and window.

Kitchen

8' 4" x 8' 7" (2.54m x 2.62m)
Kitchen, comprising of a range of wall and base units sink and drainer. electric hob and oven with extractor fan overhead.

Lounge

19' 1" x 15' 11" (5.82m x 4.85m)
carpet two radiators and door to garden

Utility Room

laminate radiator and boiler.

Landing

carpet and loft access.

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)
carpet, radiator and Juliet balcony.

Ensuite

laminate, shower, w/c , sink heated towel rail and mirror.

Bedroom Two

12' 11" x 8' 4" (3.94m x 2.54m)
carpet, radiator and window.

Bedroom Three

9' 2" x 7' 3" (2.79m x 2.21m)
carpet, radiator and window.

Bathroom

bath with shower overhead, laminate flooring, heated towel rail, w/c, sink and mirror.

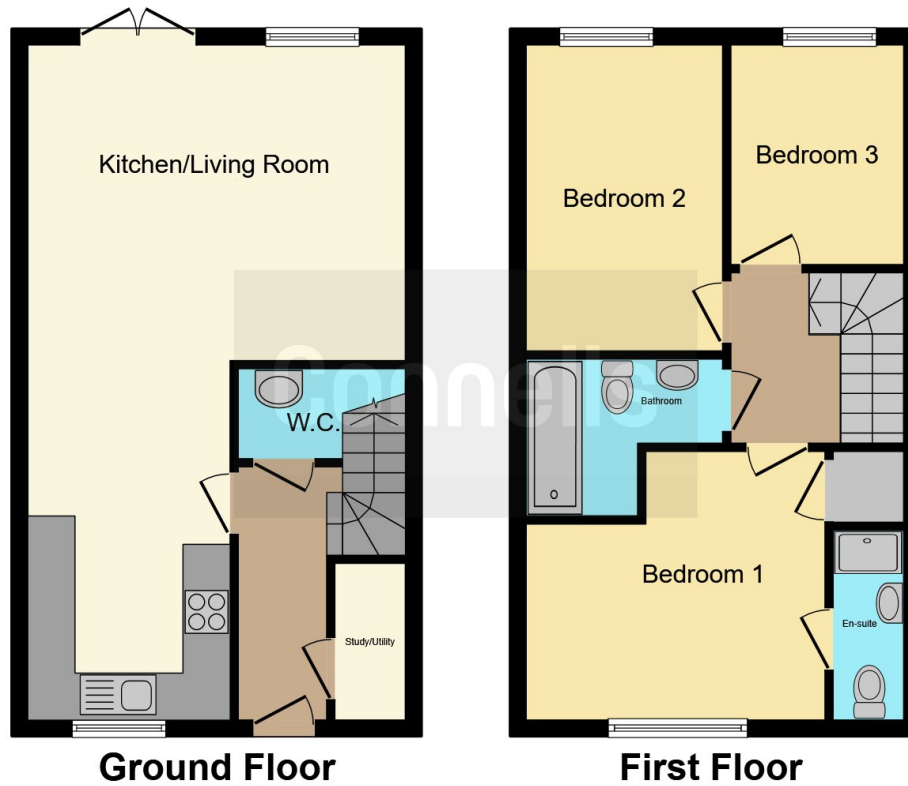
Parking

Driveway to front of the property.

Garden

Enclosed rear garden





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

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: C

view this property online connells.co.uk/Property/DIG111633



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DIG111633 - 0004