



Connells

Shooters Close  
Birmingham



# Shooters Close Birmingham B5 7LN

for sale offers in the region of  
**£485,000**



## Property Description

THE IDEAL FAMILY SIZED HOME - ON THE OUTSKIRTS OF BIRMINGHAM CITY CENTRE

### \*Income Potential:\*

Explore various income opportunities with potential earnings from short-term lets due to the location's desirability. Additionally, driveway rental during the summer season is an attractive option, especially in a neighborhood so close to the world-famous Edgbaston Cricket Stadium.

### \*Community Security:\*

Residents benefit from an invisible security gate forming part of this new estate, along with a Community Watch/Patrol scheme, actively maintained by the Old Mill Association since 2013. This initiative ensures safety, street cleaning, and overall security within the Calthorpe Park Estate.

## Entrance Hallway

## Downstairs Wc

## Study Room / Bed 5

10' 4" x 9' 4" ( 3.15m x 2.84m )

## Lounge

12' 6" x 13' 4" ( 3.81m x 4.06m )

## Dining Room

8' 6" x 11' ( 2.59m x 3.35m )

## Kitchen Diner

17' 9" x 11' 3" ( 5.41m x 3.43m )

## Landing

## Bedroom1

14' 8" x 9' 2" ( 4.47m x 2.79m )

## Bedroom 2

10' 2" x 16' 8" ( 3.10m x 5.08m )

## Bedroom 3

9' 1" x 9' 4" ( 2.77m x 2.84m )

## Bedroom 4

16' 2" x 8' 7" ( 4.93m x 2.62m )

## Ensuite

## Bathroom

## Outside

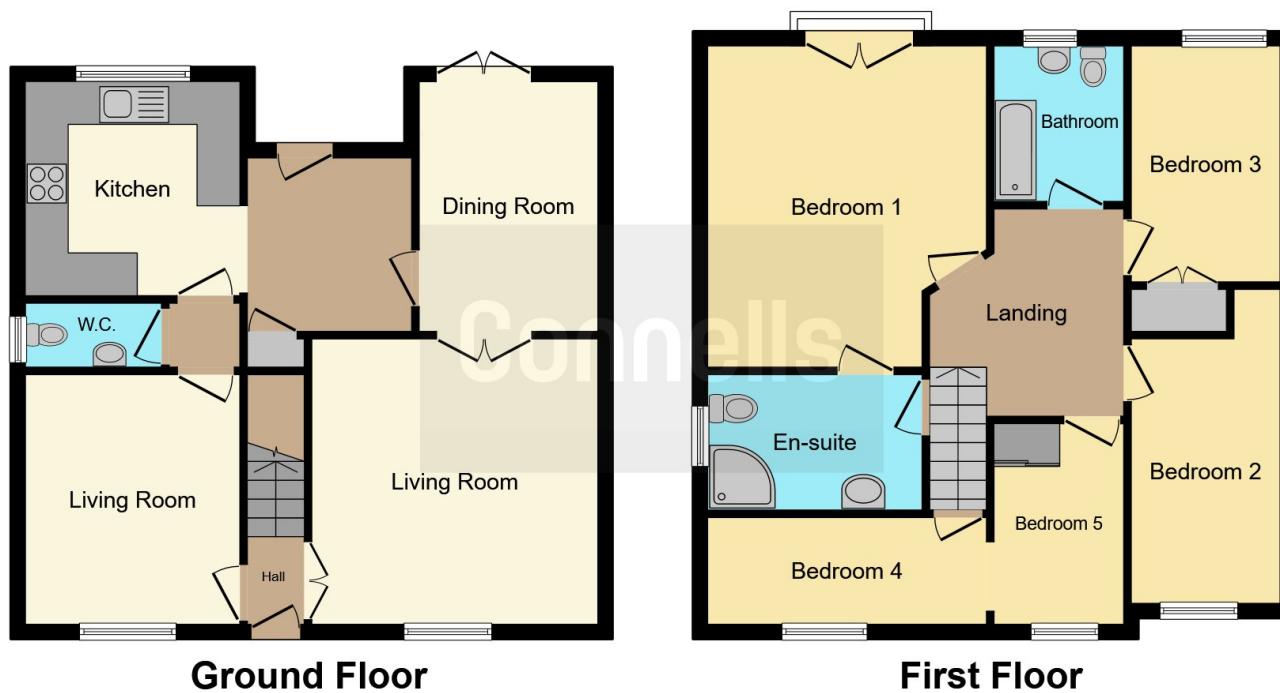
Front - Driveway.

Rear - Enclosed rear garden & outbuilding.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: B**

**view this property online [connells.co.uk/Property/DIG112317](http://connells.co.uk/Property/DIG112317)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DIG112317 - 0002