

Connells

Kelynmead Road Birmingham







# **Property Description**

Connells are proud to present this terraced property located in the popular area of Stetchford. The property is situated with a number of local shops, transport links and schools nearby.

The family home is perfect for first time buyers or investment purposes.

#### **Entrance Hall**

Having carpet floor and doors off to:

#### Lounge

12' 1" x 13' 1" ( 3.68m x 3.99m )
Carpet, radiator, window, understairs storage.

#### Kitchen

16' 8" x 8' 8" ( 5.08m x 2.64m )

Wall and base units, work surfaces, sink and drainer, cooker point, radiator, double glazed window.

### Conservatory

11' 2" x 8' 6" ( 3.40m x 2.59m ) Lino flooring, window, door to garden.

## Landing

Carpet, loft access.

### **Bedroom One**

15' 4" x 10' 1" ( 4.67m x 3.07m ) Carpet, radiator, window x2.

### **Bedroom Two**

10' 8" x 9' 8" ( 3.25m x 2.95m ) Carpet, window, radiator.

## **Shower Room**

Lino flooring, walk in shower, sink, w.c, heated

#### **Rear Garden**

Slabbed with gate to front.

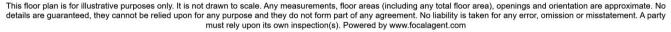
#### **Front Garden**

Slabbed with part grass, gated.









To view this property please contact Connells on

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145 Great Charles Street Queensway BIRMINGHAM B3 3LP

EPC Rating: D Council Tax Band: A

view this property online connells.co.uk/Property/DIG112457





Tenure: Freehold





<sup>1.</sup> 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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