



**Connells**

Victoria Road  
Aston Birmingham



## Property Description

This beautifully extended three-bedroom semi-detached home in Aston, Birmingham, offers the perfect combination of modern living, versatile space, and a superb low-maintenance garden. Ideal for families, professionals, or multi-generational living, the property is presented in move-in ready condition and benefits from well-planned accommodation throughout.

The property is set behind a well-maintained front garden, creating an attractive first impression. Upon entering, you are welcomed into a bright and spacious interior designed with both comfort and practicality in mind.

The rear garden is a standout feature of the home, thoughtfully designed for low-maintenance enjoyment. Artificial lawn ensures a year-round green finish, while a pergola-covered seating area provides a shaded retreat for outdoor relaxation. A dedicated BBQ area makes this an ideal setting for hosting family and friends, offering the perfect space for outdoor dining and social gatherings.

## Entrance

Two ceiling light points, Tiled floor, Storage

## Living Room

23' 6" x 10' 11" ( 7.16m x 3.33m )

Window to rear double glazed, Door to garden, Spotlights, Two ceiling light points, Laminate flooring

## Kitchen

22' 8" x 8' 4" ( 6.91m x 2.54m )

Window to front double glazed, Fitted kitchen, Tiled floor, Gas hob

## Bedroom One

12' 6" x 8' 4" ( 3.81m x 2.54m )

Window to rear double glazed, Laminate flooring, One ceiling light point

## Shower Room

8' 8" x 5' 5" ( 2.64m x 1.65m )

Window to front double glazed, WC, Wash hand basin, One ceiling light point, Shower cubicle

## Garden

BBQ area, Seating area, Rear and Side access

## First Floor Accommodation

### Bedrom Two

14' 1" x 10' 9" ( 4.29m x 3.28m )

Window to rear double glazed, Laminate flooring, One ceiling light point

### Bedroom Three

14' 1" x 8' 11" ( 4.29m x 2.72m )

Window to rear double glazed, Laminate flooring, One ceiling light point

## Bathroom

5' 8" x 4' 7" ( 1.73m x 1.40m )

Window to front double glazed, Bath, Wash hand basin, One ceiling light point

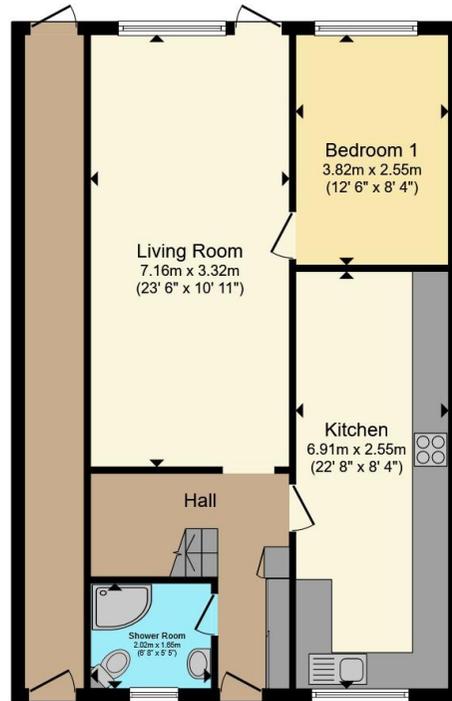
## Loft Space

Side of property, Three ceiling light points

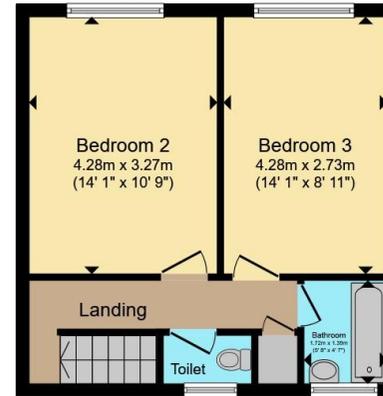








**Ground Floor**



**First Floor**

Total floor area 112.9 m<sup>2</sup> (1,215 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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