

for sale

offers in excess of **£425,000**



The Broadway Birmingham B20 3DL

**** SIX BEDROOMS SEMI DETACHED FAMILY HOME ** BEDROOM TO THE GROUND FLOOR WITH ENSUITE ** PARTIAL UNDER FLOOR HEATING ** KITCHEN DINER ** DRIVEWAY ** LOFT CONVERSION BEDROOM WITH ENSUITE ** GAS CENTRAL HEATING ** DOUBLE GLAZED ** EXTENDED ** ADDITIONAL RECEPTION ROOM ****

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Lounge

29' 3" x 14' 6" (8.92m x 4.42m)

Living Room

11' 5" x 11' 5" (3.48m x 3.48m)

Dining Room

11' 5" x 11' 5" (3.48m x 3.48m)

Kitchen

20' 7" x 9' 10" (6.27m x 3.00m)

Ground FI Bedroom Six

12' 2" x 6' 9" (3.71m x 2.06m)

Ensuite

Second Floor Bedroom One

12' 4" x 11' 11" (3.76m x 3.63m)

LOFT CONVERSION

Ensuite

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom Four

13' 3" x 6' 11" (4.04m x 2.11m)

Bedroom Five

11' 2" x 6' 7" (3.40m x 2.01m)

Family Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







Total floor area 179.3 m² (1,929 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

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Property Ref: GBR313188 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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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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