



**Connells**

Vernon Avenue  
Birmingham



## Property Description

**\*\*A TRULY EXCEPTIONAL AND WONDERFULLY REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF HANDSWORTH WOOD, VERNON AVENUE\*\***

Connells Estate Agents are just thrilled to offer for sale this ABSOLUTELY UNIQUE family home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering a large driveway for a many vehicles. **\*\*SOLAR PANELS PRIVATELY OWNED\*\***

The property itself briefly comprises of entrance hallway, four reception rooms plus a modern kitchen diner, four bedrooms, three bathrooms, plenty of driveway and a superb rear garden being private and fully enclosed.

This particular property genuinely feels mansion-esque and sits on a really good size plot on Vernon Avenue giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have Red House Park, Handsworth Park and Sutton Park. Great Barr Golf Club and Handsworth Golf Club are both nearby to enjoy. Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield are on the doorstep, Hamstead Train Station, M6 junction 7 and a host of travel links can be found close by.

**\*\*A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A HUGE**

SQUARE FOOTAGE\*\*

### Entrance Hallway

### Ground Floor Shower Room

### Side Lean Too Area

### Lounge

12' 3" x 16' 4" ( 3.73m x 4.98m )

### Dining Room

12' 4" x 16' 7" ( 3.76m x 5.05m )

### Family Room

8' 9" x 16' 8" ( 2.67m x 5.08m )

### Kitchen Diner

16' 9" max x 24' 4" max ( 5.11m max x 7.42m max )

### Conservatory

11' 9" x 18' 4" ( 3.58m x 5.59m )

### First Floor Landing

### Bedroom One

12' 5" x 15' 9" ( 3.78m x 4.80m )

### Bedroom Two

13' 8" x 15' 3" ( 4.17m x 4.65m )

### Bedroom Three

9' 3" x 13' 1" ( 2.82m x 3.99m )

### Bedroom Four

10' 9" x 12' 8" ( 3.28m x 3.86m )

### En-Suite

### Further Family Bathroom

Large Driveway

Superb Rear Garden

Call Connells Today









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

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311040](http://connells.co.uk/Property/GBR311040)**



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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