



**Connells**

Scotland Lane  
Bartley Green

# Scotland Lane Bartley Green B32 4BP

for sale offers over  
**£215,000**



## Property Description

A stunning three-bedroom family home that is beautifully presented throughout and offers spacious, versatile living accommodation ideal for modern family life.

The property briefly comprises a welcoming entrance hallway, a bright and spacious lounge with dining area, and a delightful conservatory overlooking the rear garden. The modern fitted kitchen offers ample workspace and storage, with plenty of room for appliances and a large fridge freezer, complemented by a stylish breakfast bar area perfect for casual dining.

To the first floor, there is a contemporary fitted family bathroom featuring a vanity sink unit and shower over the bath, along with three excellent-sized bedrooms.

Externally, the property benefits from beautifully maintained front and rear gardens, providing an ideal setting for relaxation and entertaining. The impressive pergola creates the perfect outdoor dining space, making this home ideal for enjoying warmer evenings with family and friends.

This truly is an all-round must-view home offering style, comfort, and fantastic outdoor space

## Approach

Set back behind lawned fore garden.

## Porch

Enclosed porch leading to:

## Entrance Hallway

Ceiling light point, tiled flooring, stairs off.

## Lounge/Dining

Two ceiling light points, two panelled radiators, bay window to front, feature fireplace, picture rail, laminated flooring, french doors leading to conservatory.

## Conservatory

Ceiling light point, laminate flooring, door and windows to garden.

## Fitted Kitchen

Matching wall and base units, sink with drainer and mixer tap, integrated oven, gas hob, extractor, space for fridge freezer, space for washing machine, ceiling spotlights, tiled flooring, door and window to garden.

## Landing

Ceiling light point, loft access, doors off.

## Bedroom One

Ceiling light point, panelled radiator, mirrored wardrobe, window to front.

## Bedroom Two

Ceiling light point, panelled radiator, window to rear.

## Bedroom Three

Ceiling light point, panelled radiator, window to front.

## First Floor Bathroom

Panelled bath with shower over, vanity hand wash basin, low flush w.c, ceiling light point, radiator, window to rear, part tiled.

## Garden

Patio area, lawn, timber fence surround.

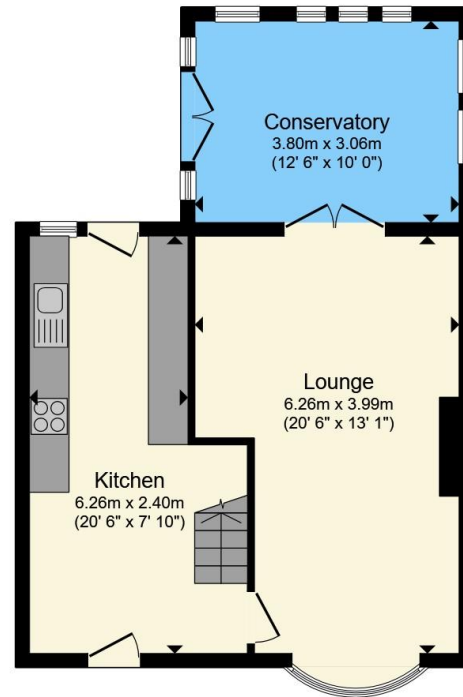
## Agents Note

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

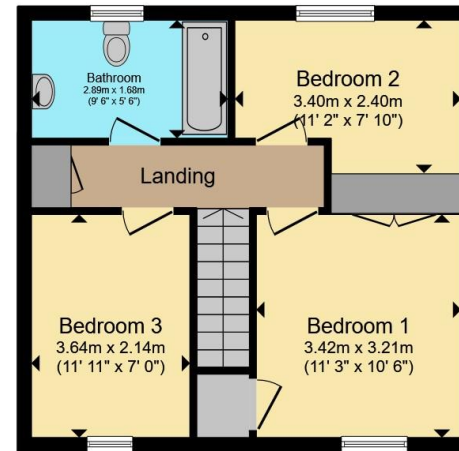








**Ground Floor**



**First Floor**

Total floor area 96.1 m<sup>2</sup> (1,034 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)

**Connells**

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
BIRMINGHAM B17 9QE

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310930](http://connells.co.uk/Property/HBO310930)**



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: HBO310930 - 0010