



**Connells**

Curbar Road  
Birmingham



## Property Description

If you're looking for a home with space to grow, room to relax and a garden to properly enjoy, this end-terrace on Curbar Road could be the one.

Set back with its own driveway, you've got the convenience of off-road parking from day one. Step inside and you'll find a bright and comfortable lounge - a great spot to unwind after a long day or host family movie nights.

To the rear, the fitted kitchen/diner offers plenty of storage and worktop space, with room for a proper dining table - ideal for everything from busy weekday breakfasts to Sunday roasts. It also provides access out to the real highlight of this home the generous rear garden. Whether it's summer BBQs, kids running around, or finally starting that vegetable patch you've talked about, there's space here to make it your own.

Upstairs, there are three bedrooms along with a family bathroom, all kept in good condition and ready to move straight into.

Being an end-terrace, you benefit from that extra sense of privacy and side access, all within easy reach of local schools, shops and transport links in B42.

A home that ticks the practical boxes with plenty of potential to add your own personality over time.

Viewings are highly recommended.

## Accommodation

### Lounge

15' 10" x 11' ( 4.83m x 3.35m )

### Kitchen Diner

15' 10" x 10' 2" ( 4.83m x 3.10m )

## First Floor Accommodation

### Bedroom One

12' 4" x 8' 9" ( 3.76m x 2.67m )

### Bedroom Two

10' 2" x 9' 6" ( 3.10m x 2.90m )

### Bedroom Three

8' 10" x 6' 11" ( 2.69m x 2.11m )

### Bathroom

7' 7" x 5' 11" ( 2.31m x 1.80m )

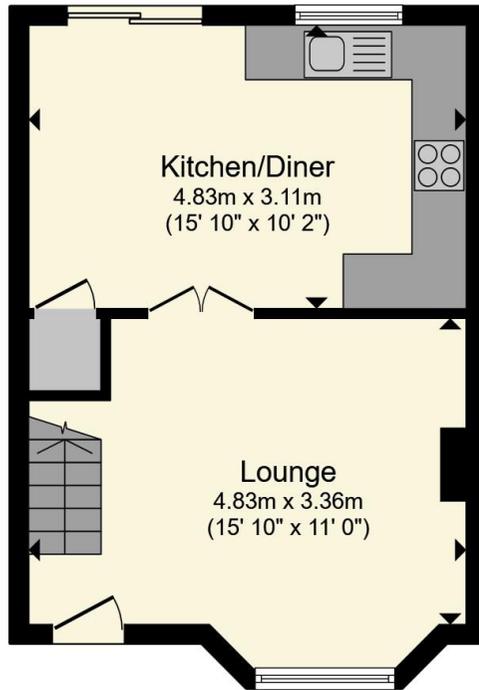
## Outside

To the front of the property is off road parking and to the rear of the property is an enclosed garden

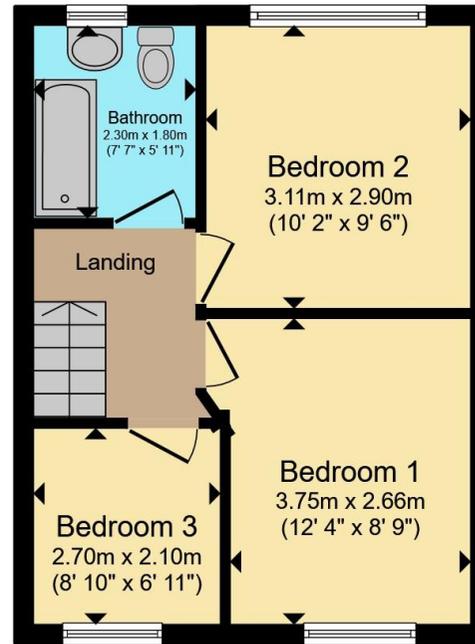








**Ground Floor**



**First Floor**

Total floor area 64.5 m<sup>2</sup> (694 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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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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