



**Connells**

Law Cliff Road  
Birmingham



## Property Description

Beautifully Presented Family Home on sought after Law Cliff Road, B42

Situated on the desirable Law Cliff Road, this beautifully maintained semi-detached home offers the perfect blend of space, style, and practicality-ideal for modern family living.

From the moment you arrive, the property impresses with its generous driveway and integral garage, providing ample off-road parking. Step inside to discover a bright and welcoming interior, finished to a high standard throughout.

The ground floor boasts a spacious lounge, perfect for relaxing evenings, alongside a separate dining room ideal for entertaining. A contemporary fitted kitchen, complemented by a useful utility area, offers both functionality and style. To the rear, a stunning conservatory floods the home with natural light and provides a seamless connection to the garden-creating an ideal space for year round enjoyment.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom, offering comfortable accommodation for growing families.

Externally, the home continues to impress with a well maintained rear garden, perfect for outdoor dining, children's play, or simply unwinding in a private setting.

This is a fantastic opportunity to acquire a turn-key family home in a well regarded area-early viewing is highly recommended to truly appreciate all it has to offer.

## Porch

## Hall

## Dining Room

12' 5" x 12' 2" ( 3.78m x 3.71m )

Window to front double glazed, One double radiator, One ceiling light point

## Lounge

14' 1" x 11' 6" ( 4.29m x 3.51m )

Window to rear double glazed, Laminate flooring, One ceiling light point, Double doors to conservatory, Gas fire

## Kitchen

13' 8" x 7' 3" ( 4.17m x 2.21m )

Window to side and rear double glazed, One ceiling light point, One sink, Laminate flooring, Fitted kitchen

## Utility

13' 5" x 7' 7" ( 4.09m x 2.31m )

WC, One ceiling light point, One sink, Dryer/Washer, Door to garden

## Conservatory

17' 8" x 8' 6" ( 5.38m x 2.59m )

Under floor heating, Tiled floor, Two ceiling light points

## First Floor Accommodation

### Bedroom One

12' 1" x 11' 10" ( 3.68m x 3.61m )

Window to front double glazed, One single radiator, One ceiling light point, Fitted wardrobes

### Bedroom Two

14' 1" x 11' 10" ( 4.29m x 3.61m )

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

### Bedroom Three

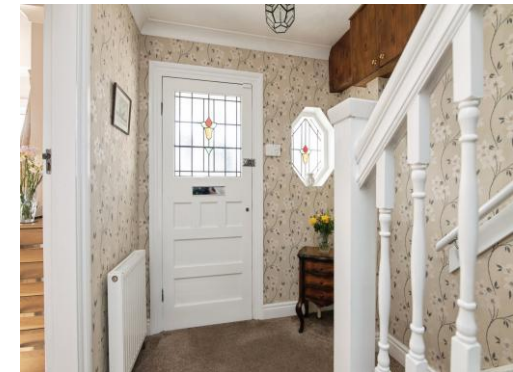
7' 10" x 7' 3" ( 2.39m x 2.21m )

Window to front double glazed, One double radiator, One ceiling light point

### Bathroom

7' 10" x 7' 3" ( 2.39m x 2.21m )

Window to rear double glazed, Corner Bath, Wash hand basin, Shower cubicle, Spotlights









**Total floor area 136.0 m<sup>2</sup> (1,464 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: D Council Tax  
 Band: C

Tenure: Freehold

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