

For Sale

£370,000 Freehold



Reservoir Road Edgbaston Birmingham B16 9EL

A spacious extended three-bedroom family home occupying a generous corner plot, offering versatile accommodation and a private rear garden, ideally positioned close to Edgbaston Reservoir, Birmingham City Centre and excellent transport links.

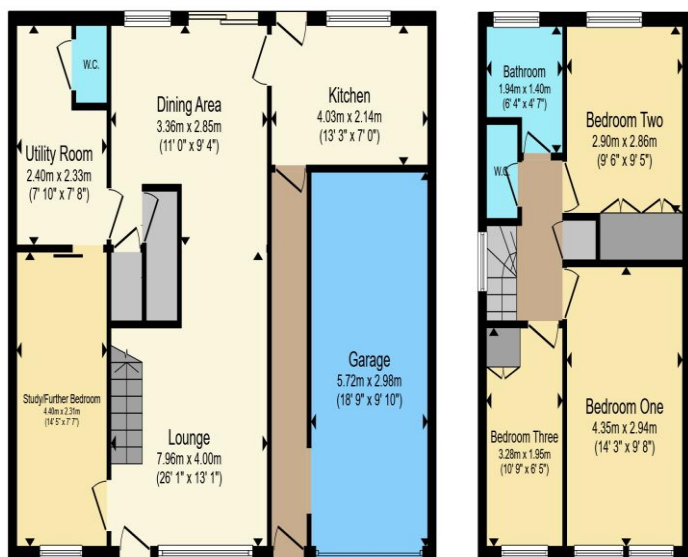
- Energy Rating: D
- GENEROUS CORNER PLOT
- STUDY/FOURTH BEDROOM
- UTILITY ROOM & GROUND FLOOR WC
- GARAGE AND PRIVATE REAR GARDEN
- CLOSE TO EDGBASTON RESERVOIR

Property Details

Agents Note

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 123.5 m² (1,329 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



To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA313123 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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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