



Connells

Wandsworth Road
BIRMINGHAM

Wandsworth Road
BIRMINGHAM B44 9LA

for sale offers in excess of
£275,000



Property Description

A very well Presented and maintained Two Bedroom Semi Detached Family Home is this sought after neighbourhood, with LAND to the left of the property adding versatility and future potential for extension (Subject to planning). Internally we have a Kitchen Diner, Two Double Bedrooms One with a Walk in Wardrobe and a very Spacious family bathroom. This originally was a Three Bedroom, but the owners decided on having a spacious Family Bathroom

Location is Key as well as the extra Outside Space as close to local schools, shopping amenities and the motorway links

Lounge

14' 3" x 12' 1" (4.34m x 3.68m)

Kitchen Diner

18' 5" x 8' 9" (5.61m x 2.67m)

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Bedroom Two

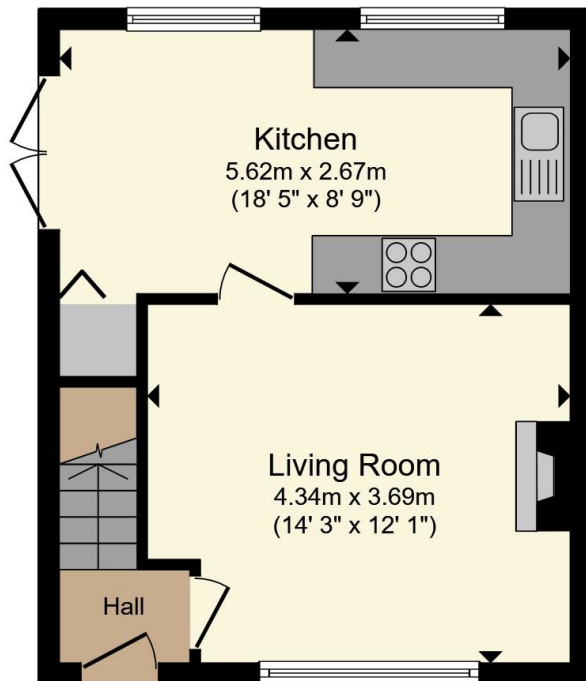
10' 10" x 9' 6" (3.30m x 2.90m)

Family Bathroom

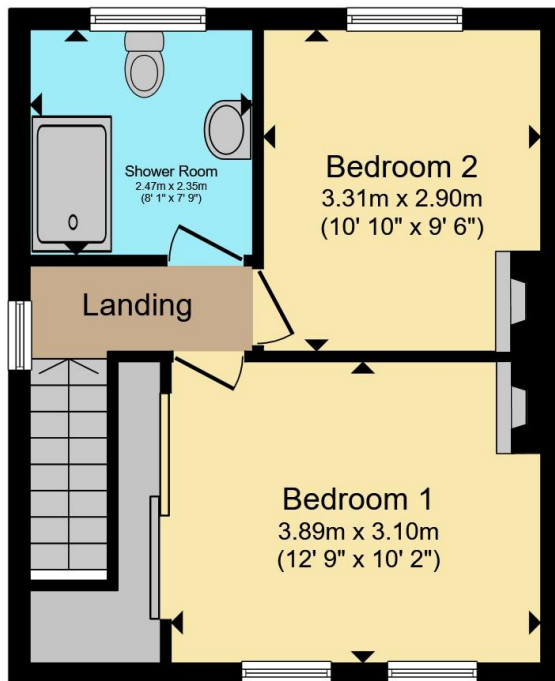
8' 1" x 7' 9" (2.46m x 2.36m)







Ground Floor



First Floor

Total floor area 68.2 m² (734 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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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/GBR312826

Tenure: Freehold



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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