



Connells

Northolt Grove  
BIRMINGHAM



## Property Description

Tucked away in a peaceful cul-de-sac in the sought-after area of Great Barr, this generously sized three-bedroom semi-detached home offers the perfect blend of comfort, space, and exciting future possibilities.

Step inside to a welcoming entrance hallway that leads to two spacious reception rooms, thoughtfully connected to create a flexible living and entertaining space filled with natural light. The fitted kitchen sits conveniently off the hallway and provides direct access to the side garage-ideal for storage now, with excellent scope for conversion or extension (subject to planning permission).

Upstairs, the property continues to impress with two well-proportioned double bedrooms, a comfortable single bedroom, and a stylish modern family shower room, all accessed from a bright and airy landing.

Outside, you'll find a substantial rear garden designed for low maintenance, offering plenty of room for outdoor enjoyment, family gatherings, or future development. To the front, off-road parking and a side garage add further practicality.

Perfect for first-time buyers or growing families, this home presents a rare opportunity to move straight in while also unlocking its full potential over time. With local amenities, transport links, and reputable schools close by, this is a property that truly ticks all the boxes.

Don't miss your chance to make it yours-properties like this don't stay available for long!

## Porch

## Entrance Hall

One

## Living Room

13' 1" x 11' (3.99m x 3.35m)

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

## Dining Room

13' 2" x 11' (4.01m x 3.35m)

Window to rear double glazed Electric fire, one ceiling light point, Double, Sliding doors to garden.

## Kitchen

10' x 6' 6" (3.05m x 1.98m)

Window to rear double glazed, one ceiling light point, One sink, Electric hob, Door to garage.

## Garage

26' 5" x 6' 7" (8.05m x 2.01m)

## First Floor Accommodation

### Bedroom One

13' 1" x 11' (3.99m x 3.35m)

Window to front double glazed, One radiator, Two wall light point.

### Bedroom Two

13' 1" x 11' (3.99m x 3.35m)

Window to rear double glazed, one wall light point, one ceiling light point, One single radiator

### Bedroom Three

8' x 6' 6" (2.44m x 1.98m)

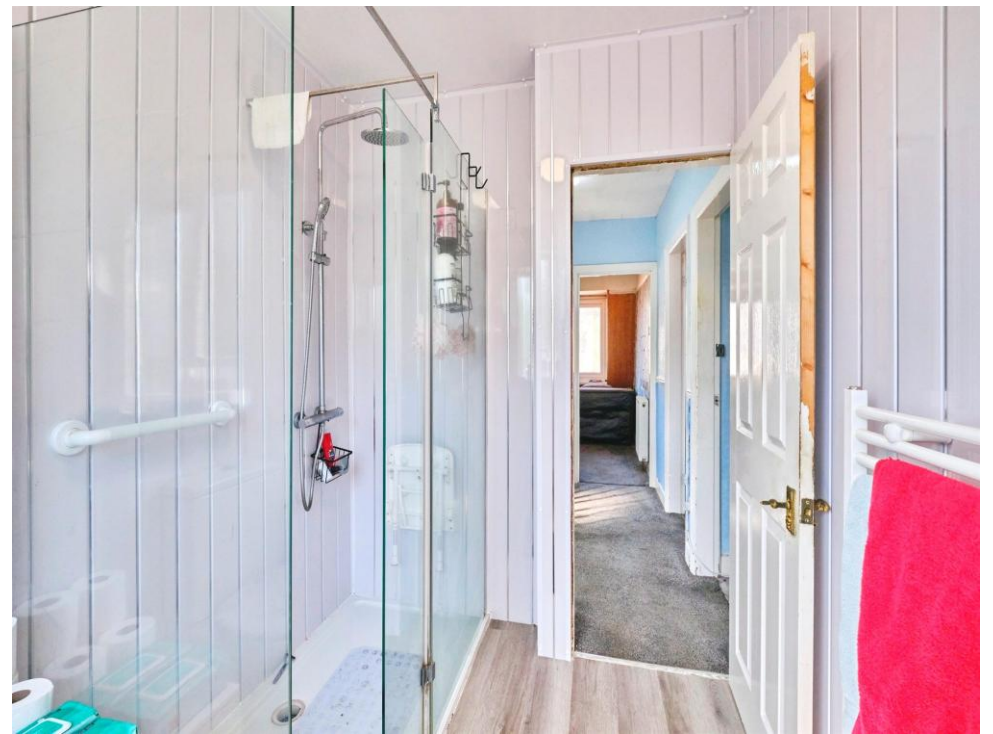
Window to front double glazed, one double radiator, one ceiling light point

### Shower Room

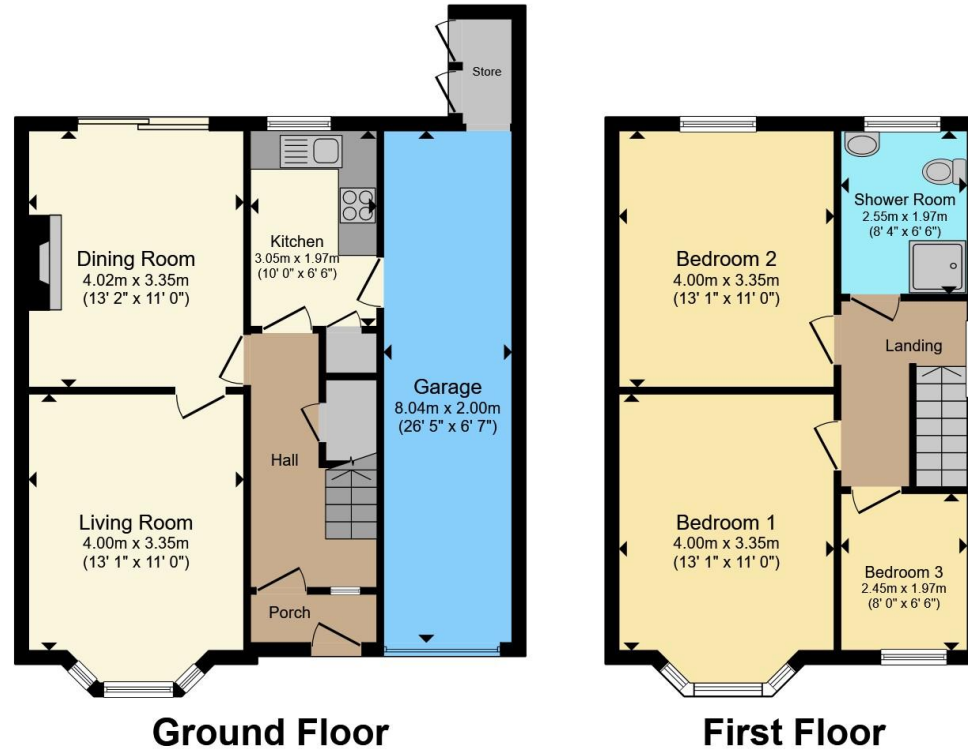
8' 4" x 6' 6" (2.54m x 1.98m)

Window to rear double glazed, WC, Wash hand basin, Shower cubicle with gas shower, Spotlights, Laminate flooring.









Total floor area 107.4 m<sup>2</sup> (1,156 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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