



Connells

Greenacres
Bartley Green



Property Description

A Beautifully Presented Detached Family Home Near Woodgate Valley Country Park

Situated in a highly sought-after residential area and just a short stroll from the natural beauty of Woodgate Valley Country Park, this stunning three-bedroom detached family home offers the perfect blend of contemporary living and practical family space. From the moment you step inside, the attention to detail and sense of openness is evident.

This light-filled, modern home boasts an impressive open-plan layout, ideal for both relaxed family living and entertaining. The spacious lounge flows seamlessly into a dedicated dining area, creating a welcoming heart of the home, while the fitted kitchen features sleek units, ample worktop space, and integrated appliances for the modern look. A separate study on the ground floor provides an ideal space for working from home, studying, or a children's playroom.

Convenience is key, with a ground floor WC adding to the functional layout. Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated and filled with natural light. The family bathroom is located on the first floor and is stylishly fitted with modern fixtures and fittings.

Externally, the home benefits from a private rear garden, ideal for outdoor dining or relaxing, and there is off-road parking to the front.

Perfectly located for families, walkers, and commuters alike, this charming property combines peaceful living close to nature.

General

Set in a private location, this family home stands proud, behind a driveway for several cars.

Open Plan Hallway

Tiled floor, stairs off storage under the stairs.

Cloakroom

Ground floor w.c, heated towel rail, sink with mixer tap, part tiled to the walls, fully tiled flooring, double glazed window.

Lounge/Dining/Kitchen

Lounge, TV point, double glazed window to the front, underfoot heating, opening out to the dining area, with french doors overlooking the rear garden.

Kitchen - having a range of matching fitted wall and base units, gas hob, sink with drainer and mixer tap, space for dishwasher & washing machine & large fridge freezer, window overlooking the garden.

Office

Currently being used as an office & utility room, this area can also be used as a play room.

Comprising of matching fitted wall and base units, wall mounted boiler, door to the side, laminated flooring, radiator

Landing

Window to the side, loft access, storage cupboard, doors off.

Bedroom One

Main bedroom to the front having, mirrored fitted wardrobes with sliding doors, radiator

Bedroom Two

Second bedroom facing the rear, double glazed window, radiator.

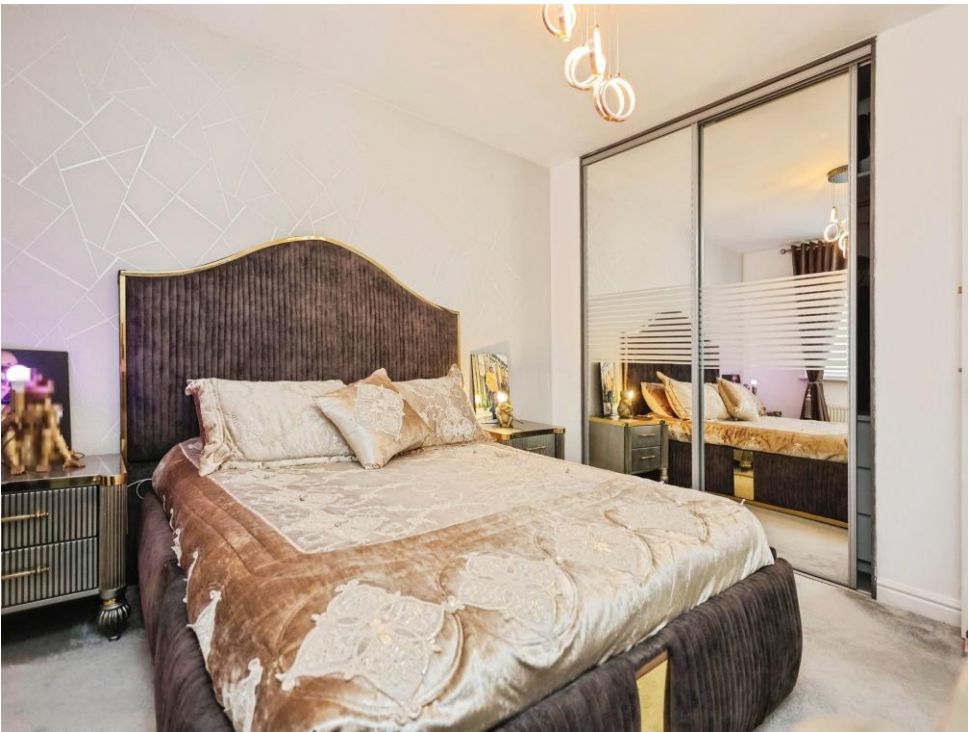
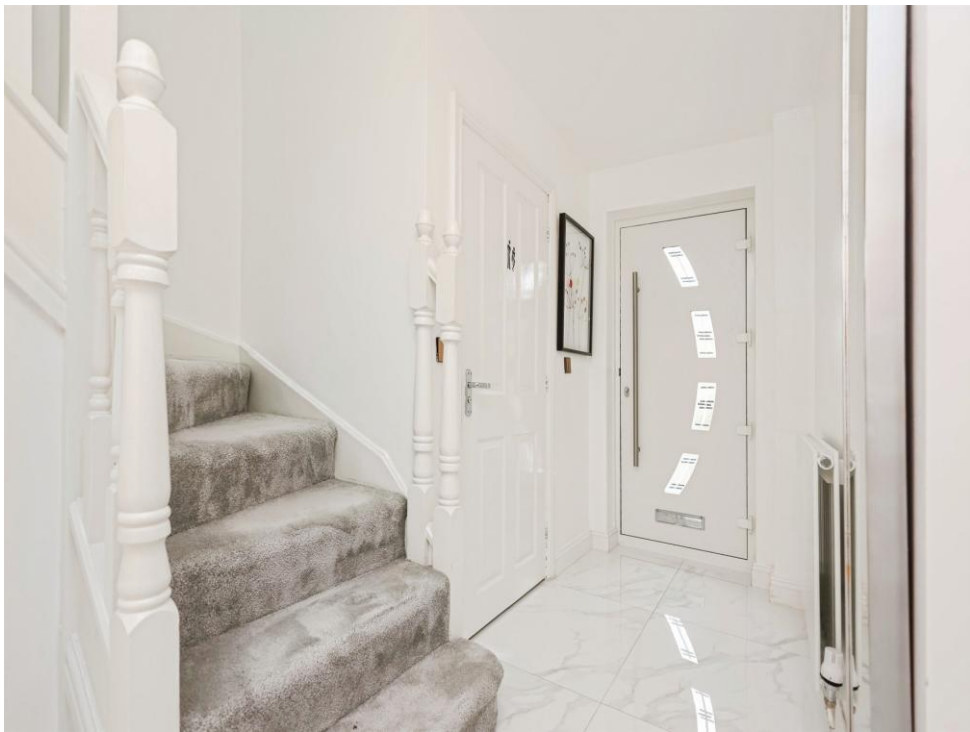
Bedroom Three

Good size 3rd bedroom, double glazed window to the rear, radiator.

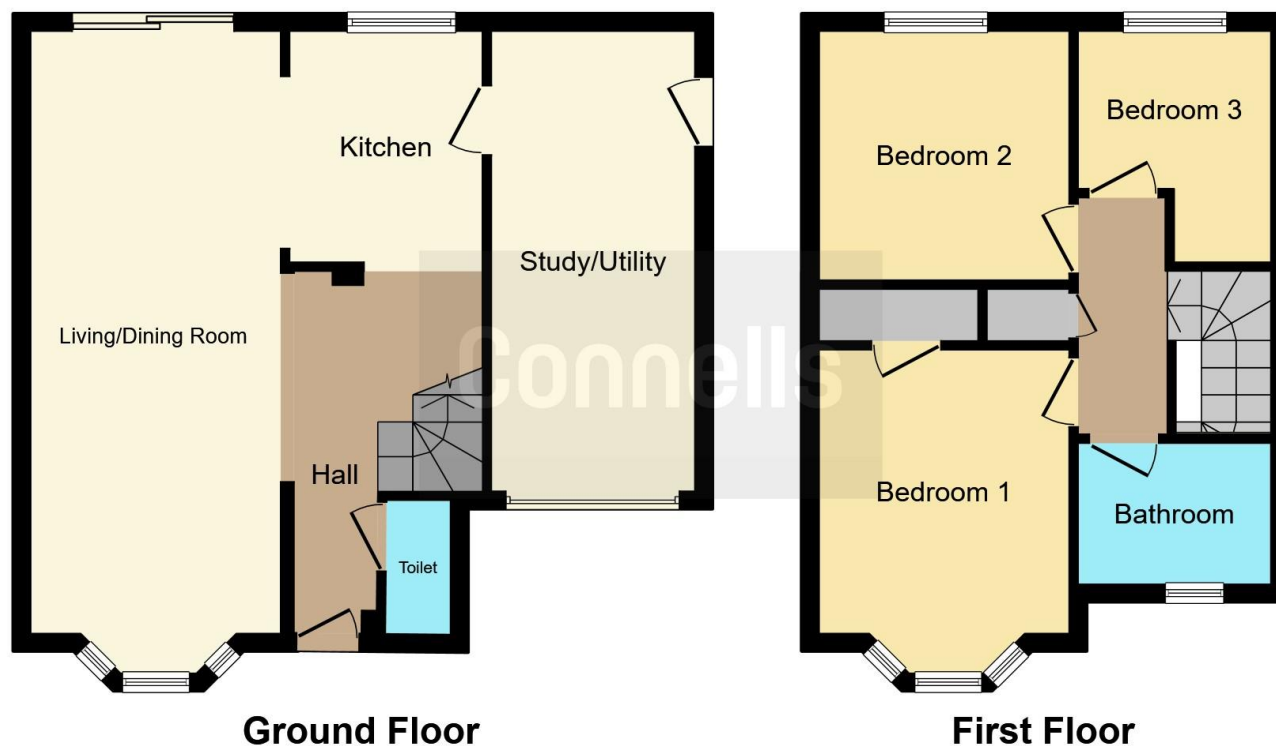
Rear Garden

Walk in double shower, vanity sink with mixer tap, low flush w.c, heated towel rail, double glazed window.









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.focalagent.com

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO311038



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO311038 - 0002