

for sale

offers in the region of **£265,000**



Handsworth New Road Birmingham B18 4PT

A SPACIOUS FOUR BEDROOM TERRACE PROPERTY - IDEAL FOR GROWING FAMILIES - Offering THREE reception rooms, FOUR good size bedrooms, kitchen, TWO bathrooms, front and rear gardens. Viewing is recommended to appreciate the size of property on offer!

Handsworth New Road Birmingham B18 4PT

Entrance Hall

Laminate flooring, radiator and doors off to:

Lounge

24' max x 9' (7.32m max x 2.74m)

Having carpet flooring, x2 radiators, gas fire, storage and double glazed bay window.

Dining Room

14' x 9' 1" (4.27m x 2.77m)

Laminate flooring, radiator and double glazed window.

Reception Room

13' max x 16' max (3.96m max x 4.88m max)

Lino flooring, radiator and door into garden.

Kitchen

9' 4" x 9' (2.84m x 2.74m)

Fitted kitchen with wall and base units to include work surfaces over, sink and drainer, cooker point with extractor fan overhead, boiler housed, double glazed window.

Landing

Having carpet flooring, radiator, double glazed window and doors off to;

Bedroom One

14' max x 11' 11" (4.27m max x 3.63m)

Carpet flooring, radiator and double glazed window.

Bedroom Two

12' x 11' (3.66m x 3.35m)

Carpet flooring, radiator, storage and double glazed window.

Bedroom Three

14' max x 9' max (4.27m max x 2.74m max)

Carpet flooring, radiator and double glazed window.

Bedroom Four

14' max x 10' (4.27m max x 3.05m)

Carpet flooring, radiator and double glazed window.

En-Suite

Bath with shower overhead, shower screen, wash hand basin, w.c, heated towel rail, tiled and double glazed window.



Family Bathroom

Bath with shower overhead, shower screen, wash hand basin, w.c, tiled, storage and double glazed window.

Rear Garden

Part grass part concrete.







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

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Property Ref: DIG112593 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

[view this property online connells.co.uk/Property/DIG112593](http://connells.co.uk/Property/DIG112593)

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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