



**Connells**

Welford Road  
Birmingham



## Property Description

Situated on the popular Welford Road, B20, this well-maintained traditional terraced home offers generous and versatile accommodation arranged over three levels, making it ideal for families, first-time buyers, or investors alike.

The ground floor comprises a welcoming entrance hallway leading into a spacious front lounge, filled with natural light and offering a comfortable space for everyday living. To the rear is a separate dining room, perfect for entertaining or family meals, which flows through to a fitted kitchen providing ample storage and worktop space. A ground floor bathroom is also conveniently located to the rear of the property.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom, a further double bedroom, and a third bedroom ideal for a child's room, home office, or guest space.

Additionally, the property benefits from a useful cellar, providing excellent storage or potential for further use, subject to the necessary consents.

Well cared for throughout, this home is ideally positioned for local amenities, schools, and transport links, offering easy access to Birmingham city centre and surrounding areas.

An internal viewing is highly recommended to appreciate the space and condition on offer

### Entrance

Laminate floorings, One ceiling light point, One single radiator

### Lounge

14' 8" x 11' 5" ( 4.47m x 3.48m )

Window to front double glazed, One ceiling light point, Laminate flooring

### Dining Room

11' 2" x 11' 9" ( 3.40m x 3.58m )

Window to rear double glazed, Laminate flooring, Gas fire, One ceiling light point

### Kitchen

10' x 10' ( 3.05m x 3.05m )

Window to side double glazed, One ceiling light point, One sink, Gas hob, Laminate flooring, Storage

### Bathroom

7' 10" x 8' 8" ( 2.39m x 2.64m )

Window to side double glazed, One ceiling light point, Wash hand basin, WC, Gas shower, Full tiled, Double shower

### First Floor Accommodation

#### Bedroom One

14' 5" x 12' ( 4.39m x 3.66m )

Window to front double glazed, One ceiling

light point, One single radiator

### **Bedroom Two**

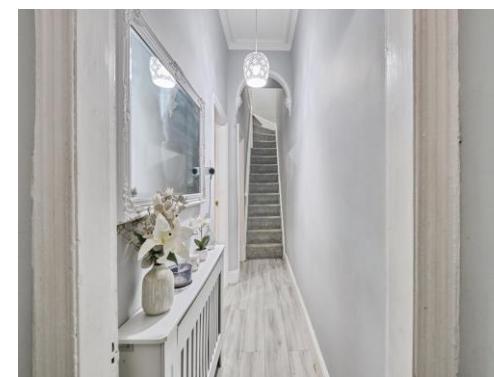
12' 2" x 9' 1" ( 3.71m x 2.77m )

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

### **Bedroom Three**

9' 10" x 7' 10" ( 3.00m x 2.39m )

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









**Cellar**

**Ground Floor**

**First Floor**

Total floor area 112.9 m<sup>2</sup> (1,215 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)

**Connells**

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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