



Connells

Valley Road
BIRMINGHAM



Property Description

An exceptional Three Bedroom Semi Detached property in this popular residential area. This family home has been extended on the first floor and created a spacious fitted kitchen diner, utility area and a study. This property is well maintained and presented hence viewings are highly recommended.

Close to the M5 / M6 motorway links, local schools and shopping amenities.

Driveway

Block Paved

Porch

UPVC Double Glazed, 1/2 Brick with Tiled Flooring

Lounge

19' 3" x 9' 7" (5.87m x 2.92m)

Kitchen Diner

19' 6" Into Door x 12' 5" (5.94m Into Door x 3.78m)

Utility Room

10' 9" x 5' 2" (3.28m x 1.57m)

Conservatory

11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom One

13' 6" x 9' 4" (4.11m x 2.84m)

Bedroom Two

13' 1" x 10' 4" (3.99m x 3.15m)

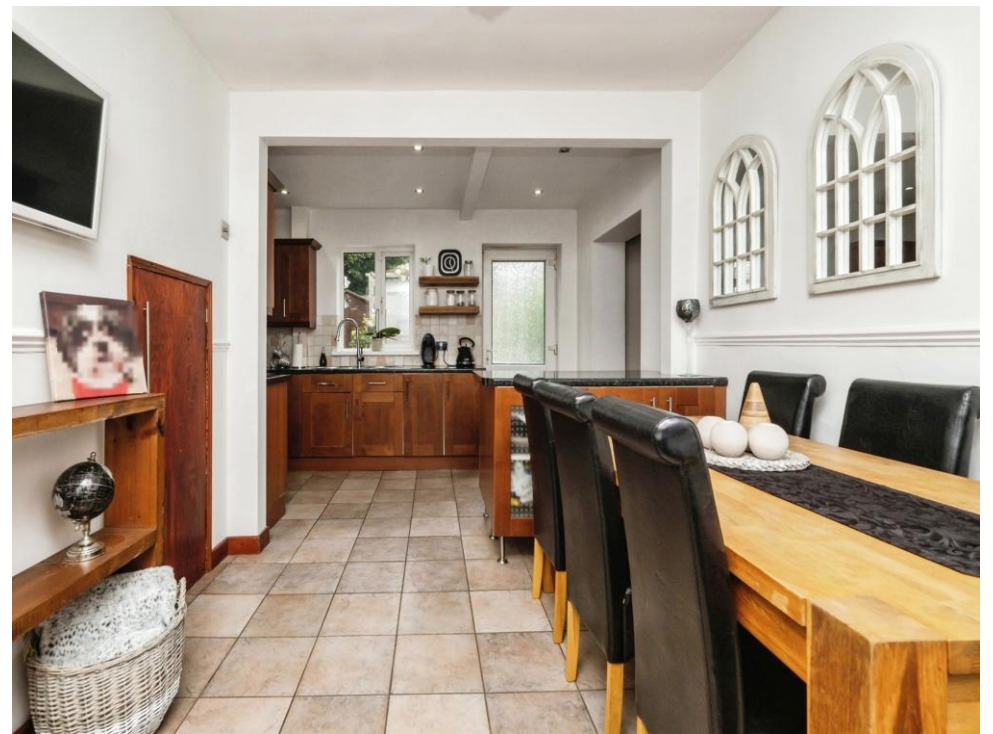
Bedroom Three

9' 5" x 6' 7" (2.87m x 2.01m)

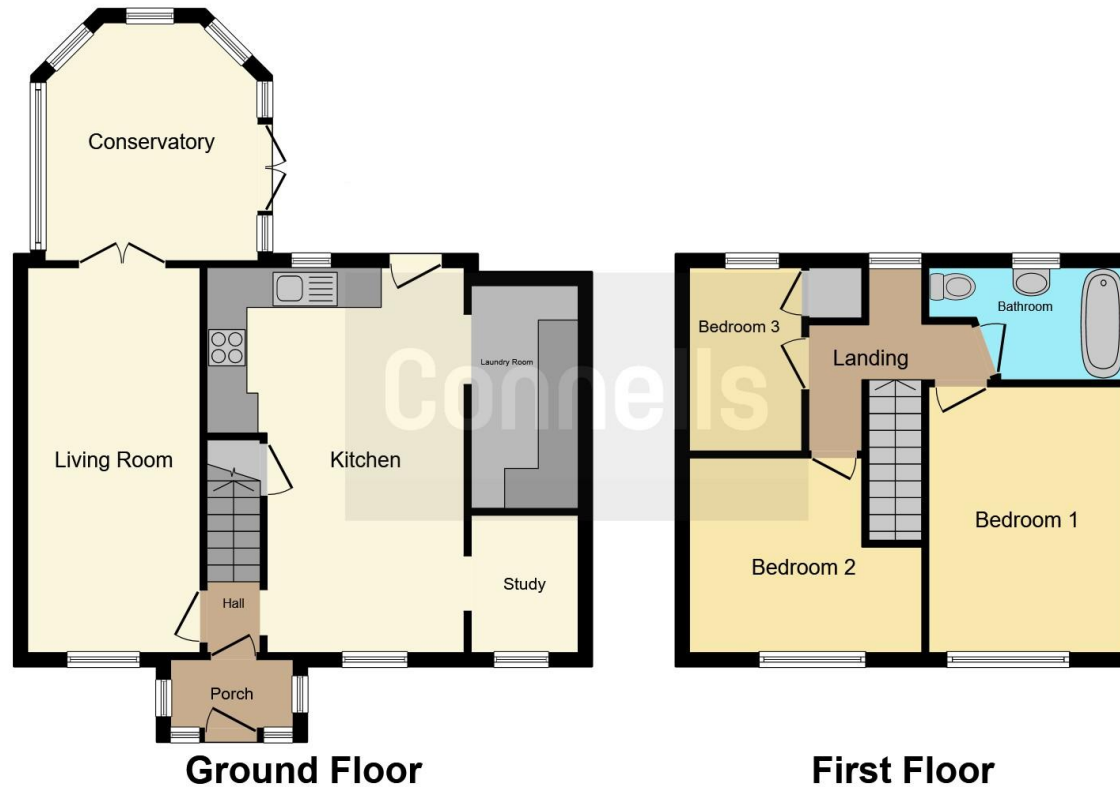
Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.









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

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907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311068



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.

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