



**Connells**

Shellards Road  
Longwell Green BRISTOL



### Property Description

HIDDEN GEM! Set back from the road in a large plot this FOUR bedroom detached FAMILY home offers stunning accommodation finished to a high standard including a 23FT KITCHEN DINING ROOM along with an ideal HOME OFFICE and off road parking: Only a short stroll from SHOPS and AMENITIES! CHAIN FR

The centre of Longwell Green has a Tesco convenience store with post office, supermarket, various takeaways, public house, village hall and primary school. Gallagher Retail Park some 1.5 miles away has a good range of outlets including Marks and Spencer, Boots, B&Q and Asda Superstore as well as being adjacent to the Bristol Ring Road and Aspects Leisure Park and Cinema.

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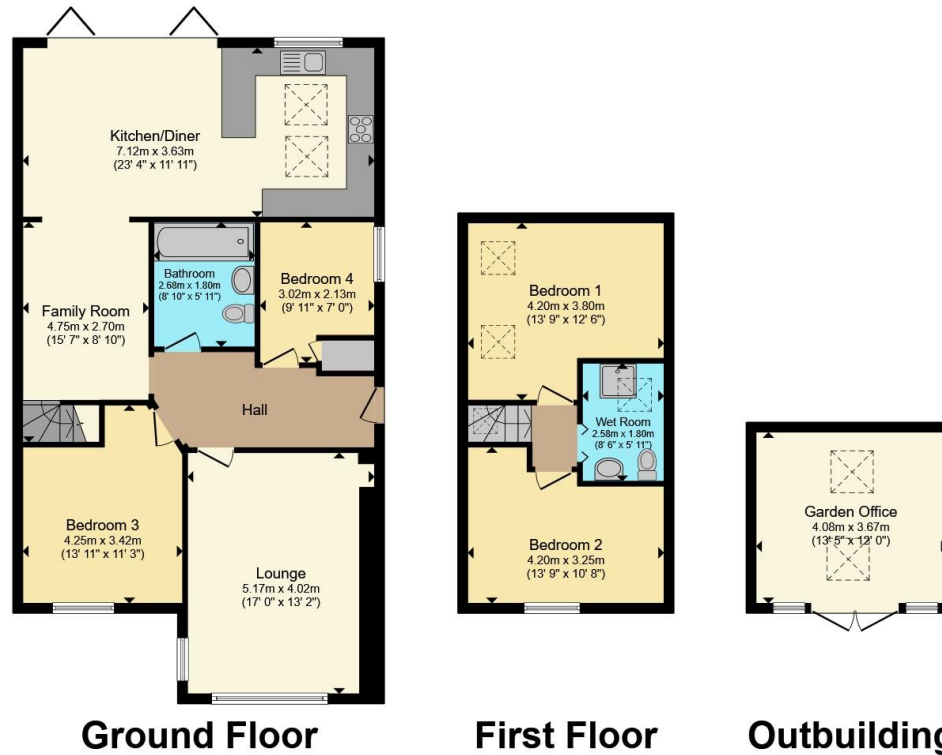
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Total floor area 146.5 m<sup>2</sup> (1,577 sq.ft.) approx

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)



To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
 BRISTOL BS30 9DD

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLG104511](http://connells.co.uk/Property/BLG104511)**



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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Property Ref: BLG104511 - 0012