



**Connells**

Bowman Road  
Birmingham





### Property Description

Welcome to Bowman Road - a perfect blend of modern style and comfortable living. This beautifully presented home features three well-proportioned bedrooms, a separate lounge, and an extended open-plan kitchen, dining, and living area designed for today's lifestyle. The property also includes a versatile loft room, a large rear garden ideal for entertaining or unwinding, and a convenient driveway, offering an exceptional balance of space, function, and contemporary appeal.

### Entrance

### Lounge

13' 1" x 11' 5" ( 3.99m x 3.48m )

### Kitchen

28' x 16' 8" ( 8.53m x 5.08m )

### Utility Room

9' x 4' 1" ( 2.74m x 1.24m )

### First Floor Accommodation

### Bedroom One

17' 7" x 14' 3" ( 5.36m x 4.34m )

### Bedroom Two

11' 7" x 10' ( 3.53m x 3.05m )

### Bedroom Three

### Bedroom Four

8' 8" x 6' 8" ( 2.64m x 2.03m )













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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: GBR312350 - 0004