Connells

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for sale

offers over **£330,000 Freehold**

Mary Street Balsall Heath Birmingham B12 9ST

Charming & Well-Located Home on Mary Street, B12 Situated in a convenient and well-established residential location, this attractive property offers an excellent opportunity for first-time buyers, growing families, or investors seeking a well-connected Birmingham. Early Viewing Recommended!

- Energy Rating: C
- Popular and convenient B12 location
- Well-proportioned accommodation
- Spacious reception room
- Fitted kitchen with garden access

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Porch
Cloak Cupboard
Utility Meters

Entrance Hall
Radiator
Stairs

Toilet
Ground Floor

Kitchen 13' 1" x 10' 2" (3.99m x 3.10m)
Double Glazed Bay Window to Front
Radiator
Sink
Fitted Wall and Base units
Worktop Space
Dining Space
Access to Utility Room
Space for appliance

Utility Room 33' 2" x 3' 7" (10.11m x 1.09m)
Fitted Base Units with Worktop Space

Lounge 19' 7" x 9' 3" (5.97m x 2.82m)
Radiator
Entrance to Conservatory

Conservatory 16' 1" x 8' (4.90m x 2.44m)
Landing
Storage Cupboards X 2
Boiler

Bedroom One 12' 7" x 11' 10" (3.84m x 3.61m)
Double Glazed Window to Front
Radiator

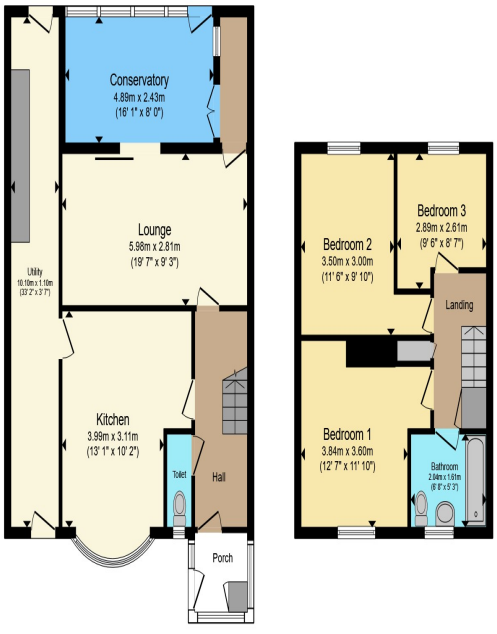
Bedroom Two 11' 6" x 9' 10" (3.51m x 3.00m)
Double Glazed Window to Rear
Radiator

Bedroom Three 9' 6" x 8' 7" (2.90m x 2.62m)
Double Glazed Window to Rear
Radiator

Bathroom 6' 8" x 5' 3" (2.03m x 1.60m)
Double Glazed Window
Tiled Throughout
Bath
Basin
Sink

Rear Garden
Paved Area
Lawn
Shed

Driveway
Large Gated Driveway
Ample space for multiple vehicles



Ground Floor First Floor

Total floor area 119.2 m² (1,283 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

To view this property please contact Connells on

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Property Ref: KTH311064 - 0014

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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