



**Connells**  
connells.co.uk 0121 552 2671  
**FOR SALE**



## Property Description

Offered at a very competitive price point, this three-bedroom mid-terraced property represents a fantastic opportunity for those looking to secure their first home or a high-yield addition to a rental portfolio.

Combining practical living space with an affordable entry price, this home is expected to generate significant interest. The Living Space. The ground floor features a functional and inviting layout, including a spacious reception room that serves as the heart of the home.

The kitchen is well-proportioned, offering plenty of cabinetry and workspace, with a layout that easily accommodates a dining area for family meals or socialising. Bedrooms & Bathroom.

To the first floor, the property boasts three well-sized bedrooms, providing versatility for a growing family, a home office, or guest accommodation. The bedrooms are served by a central family bathroom, making efficient use of the home's footprint.

## Entrance Hall

Door to front, stairs to upper floor and doors leading to:

## Lounge

13' 5" x 11' 11" ( 4.09m x 3.63m )  
Double glazed window and door leading to the rear.

## Kitchen/Diner

20' 8" x 8' 8" ( 6.30m x 2.64m )

Wall and base units, sink/drainer, space for cooker, double glazed window to front and storage cupboard.

## Landing

Airing cupboard and doors leading to various rooms:

## Bedroom One

11' 10" x 10' 10" ( 3.61m x 3.30m )  
Double glazed window to front.

## Bedroom Two

13' 5" x 5' 8" ( 4.09m x 1.73m )  
Double glazed window to rear.

## Bedroom Three

10' 6" x 5' 11" ( 3.20m x 1.80m )  
Double glazed window to rear.

## Family Bathroom

Bath, wash hand basin, low level WC.

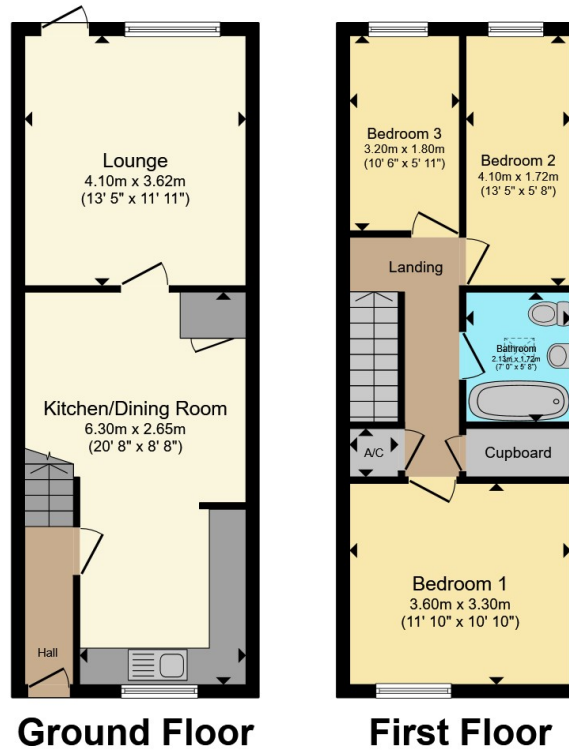
## Rear Garden

Outbuilding for additional storage, small lawn area with fence boundaries.









Total floor area 77.0 m<sup>2</sup> (828 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

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EPC Rating: C Council Tax Band: A

Tenure: Freehold

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