



**Connells**

Baker House Grove  
Birmingham



## Property Description

Located on the popular Baker House Grove, B43, this well-presented three-bedroom semi-detached house offers an excellent opportunity for first-time buyers and investors alike.

The property features three well-proportioned bedrooms, two bathrooms, and a bright reception room providing a comfortable living and entertaining area. The layout is practical and well suited to family life or rental use.

A standout feature is the large driveway, offering ample off-road parking - ideal for households with multiple vehicles or visitors.

Conveniently situated close to local amenities, schools, transport links, and green spaces, this home combines everyday practicality with strong long-term potential.

An attractive option for those looking to step onto the property ladder or expand an investment portfolio.

### Conservatory

9' 7" x 9' 6" ( 2.92m x 2.90m )

### Shower Room

6' 11" x 6' 1" ( 2.11m x 1.85m )

### Garage

7' 10" x 6' 11" ( 2.39m x 2.11m )

### First Floor Accommodation

#### Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )

#### Bedroom Two

10' 1" x 9' 8" ( 3.07m x 2.95m )

#### Bedroom Three

9' 5" x 7' 7" ( 2.87m x 2.31m )

#### Bathroom

8' 11" x 6' 11" ( 2.72m x 2.11m )

#### Toilet

### Entrance

### Living Room

15' 6" x 12' 3" ( 4.72m x 3.73m )

### Dining Room

9' 1" x 8' 8" ( 2.77m x 2.64m )

### Kitchen

8' 8" x 8' 7" ( 2.64m x 2.62m )









Total floor area 111.0 m<sup>2</sup> (1,195 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)

**Connells**

To view this property please contact Connells on

**T 0121 357 6877**  
**E greatbarr@connells.co.uk**

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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