

for sale

offers in the region of **£280,000** Freehold



Manningford Road Birmingham B14 5LU

Good sized four-bedroom terraced property. Residential area located approximately 6 miles south of Birmingham City Centre. Close to the border with Worcestershire, it benefits from a large amount of green space and good access to the A435 road and M42 motorway. Close to schools and shops.

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- Energy Rating: C
- Spacious Lounge
- Dining Area
- Lounge
- Conservatory

Property Details

Entrance Porch

Double Glazed Sliding Door
2nd Double Glazed Door

Entrance Hall

Radiator
Access to Stairs

Lounge 13' 10" x 10' 11" (4.22m x 3.33m)

Double Glazed Bay Window
Radiator

Dining Room 13' 2" x 10' 11" (4.01m x 3.33m)

Double Glazed Patio Door to Conservatory
Radiator

Kitchen 13' 2" x 8' 9" (4.01m x 2.67m)

Double Glazed Window to Rear
Radiator
Gas Hob/Oven/Hood
Door to Pantry

Conservatory 15' 5" x 11' 3" (4.70m x 3.43m)

Double Glazed Throughout
Double Glazed Sliding Doors to Rear Garden

Bedroom One 13' 3" x 9' 9" (4.04m x 2.97m)

Double Glazed Window
Radiator
Storage Cupboard
Access to Loft via Cupboard

Bedroom Two 10' 4" x 9' 10" (3.15m x 3.00m)

Double Glazed Window
Radiator

Bedroom Three 10' 11" x 9' 10" (3.33m x 3.00m)

Double Glazed Window
Radiator

Bedroom Four 9' 10" x 7' (3.00m x 2.13m)

Double Glazed Window
Radiator

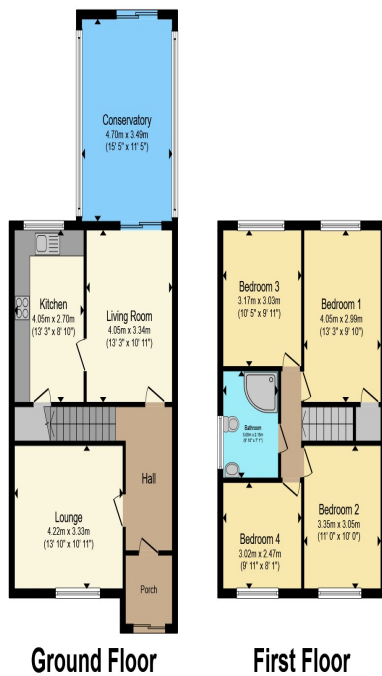
Bathroom

Double Glazed Window
Radiator
Wet Room Shower
Bathtub
Toilet
Basin

Garden

Small Patio to Lawn





Total floor area 121.0 m² (1,303 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: KTH310682 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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