



**Connells**

Eastwood Road  
Great Barr Birmingham

# Eastwood Road Great Barr Birmingham B43 5RL

for sale offers over  
**£350,000**



## Property Description

Connells Great Barr are absolutely thrilled to offer for sale this super family home located in possibly the most sought after area of Great Barr.

Being detached and extended, this property very briefly comprises of; entrance hallway, spacious lounge, dining room, modern kitchen diner, four bedrooms including one bedroom on the ground floor, family bathroom, driveway to fore and a stunning private rear garden.

Eastwood Road is conveniently positioned close to a huge amount of local amenities including plenty of shops, supermarkets, local eateries and some great schools. Nearby we have Birmingham City Centre, Walsall, Sutton Coldfield and West Bromwich along with a myriad of transport links and some great parks and greens. Red house Park and Barr Beacon Nature Reserve are just round the corner.

**\*\*PHENOMENAL FAMILY HOME\*\*** **\*\*A GENUINE MUST SEE\*\*** **\*\*CALL CONNELLS TODAY TO BOOK YOUR VIEWING SLOT\*\***

## Entrance

One ceiling light point, One double radiator, Laminate flooring

## Lounge

27' 1" x 11' 4" ( 8.26m x 3.45m )

Through lounge, Under floor electric heating, Laminate flooring, Window to front double glazed, Sliding doors to garden, Four double radiators

## Kitchen

14' 7" x 14' 1" ( 4.45m x 4.29m )

Window to rear double glazed, Laminate flooring, Fully fitted kitchen, Gas hob, Doors to garden, Built in appliances, Part tiled

## First Floor Accommodation

### Bedroom One

11' 9" x 13' 4" ( 3.58m x 4.06m )

Window to front double glazed, One ceiling light point, One double radiator

### Bedroom Two

12' x 11' 5" ( 3.66m x 3.48m )

Window to rear double glazed, One ceiling light point, One double radiator

### Bedroom Three

18' 1" x 6' 7" ( 5.51m x 2.01m )

Window to rear double glazed, One ceiling light point, One double radiator

### Bedroom Four

8' 4" x 6' 7" ( 2.54m x 2.01m )

Window to rear double glazed, One ceiling light point, One single radiator

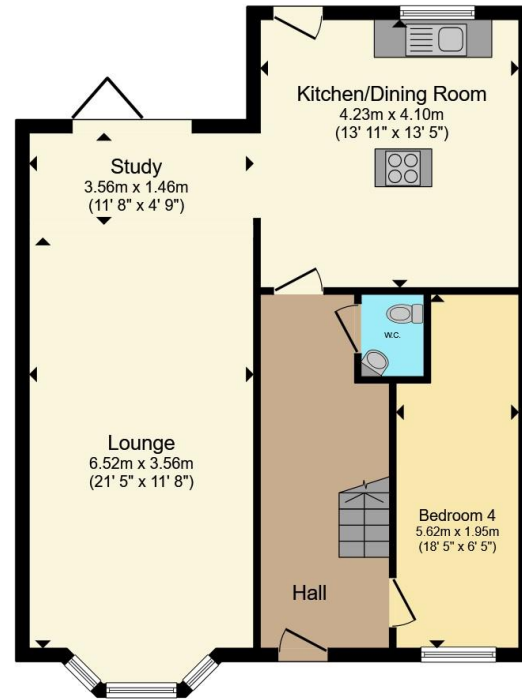
## Bathroom

Window to rear double glazed, Wash hand basin, One ceiling light point, WC, Electric shower, Part tiled

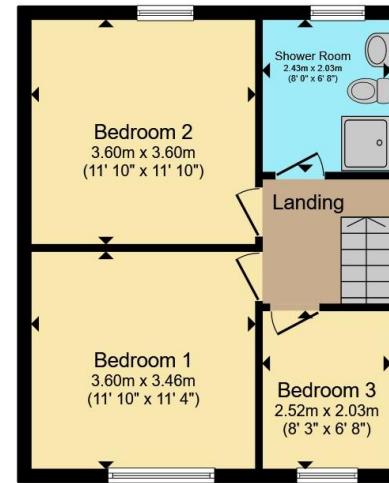








**Ground Floor**



**First Floor**

Total floor area 112.6 m<sup>2</sup> (1,212 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](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
BIRMINGHAM B42 1TN

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR312390](http://connells.co.uk/Property/GBR312390)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GBR312390 - 0009