

for sale

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



## Manningford Road Birmingham B14 5LU

Mainly 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. Good sized four-bedroom terraced property.

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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

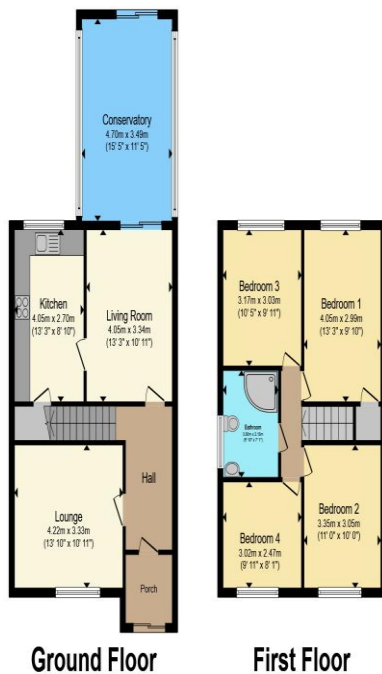
## Bathroom

Double Glazed Window  
Radiator  
Wet Room Shower  
Bathtub  
Toilet  
Basin

## Garden

Small Patio to Lawn





To view this property please contact Connells on

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Property Ref: KTH310682 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

Total floor area 121.0 m<sup>2</sup> (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](http://www.propertybox.io)



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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