



Connells

Delhurst Road
Birmingham

Delhurst Road Birmingham B44 9US

for sale offers over
£270,000



Property Description

Beautifully presented and thoughtfully extended, this attractive three-bedroom semi-detached home offers a flexible layout ideal for contemporary family living. Set behind a smart, gated block-paved frontage, the property welcomes you into a bright entrance hall with stairs rising to the first floor and access to the lounge.

The impressive breakfast kitchen sits at the heart of the home, fitted with modern cabinetry, quality work surfaces and integrated appliances, including a built-in oven and hob. A central island provides a fantastic social hub for cooking, dining or entertaining. From here, a doorway leads into a versatile additional room-perfect as a home office, playroom, hobby space or utility-with direct access to the rear garden.

Upstairs are three well-proportioned bedrooms: two generous doubles and a small double, along with a contemporary family bathroom complete with a white suite and a rear window.

Externally, the property continues to impress. A block-paved area leads to a useful storeroom, while steps rise to a superb detached double garage plus additional garden room, featuring an electric roller shutter door and rear right-of-way access-ideal for car enthusiasts, those needing workshop space, or anyone seeking extra storage.

Offered in excellent condition throughout, with

double glazing and central heating, this home must be viewed to fully appreciate its space, quality, and versatility.

Entrance Hall

One ceiling light point, one single radiator

Lounge

14' 11" x 11' 6" (4.55m x 3.51m)

Window to front double glazed, One double radiator, One ceiling light points, Electric Fire

Kitchen

15' 2" x 11' 6" (4.62m x 3.51m)

Windows to rear double glazed, two ceiling light points, Fully fitted kitchen, Island, Door to garden

Conservatory

15' 2" x 5' 3" (4.62m x 1.60m)

One ceiling light point, Laminate flooring, One double radiator, Door to garden

Bedroom 1

13' 9" x 9' 1" (4.19m x 2.77m)

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

Bedroom 2

12' 6" x 7' 3" (3.81m x 2.21m)

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

wardrobes

Bedroom 3

9' 2" x 5' 11" (2.79m x 1.80m)

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

Bathroom

8' 3" x 5' 11" (2.51m x 1.80m)

Window to rear double glazed, One ceiling light point, WC, Bath tub, Wash hand basin, Gas shower, Fully tiled, One double radiator

Garage

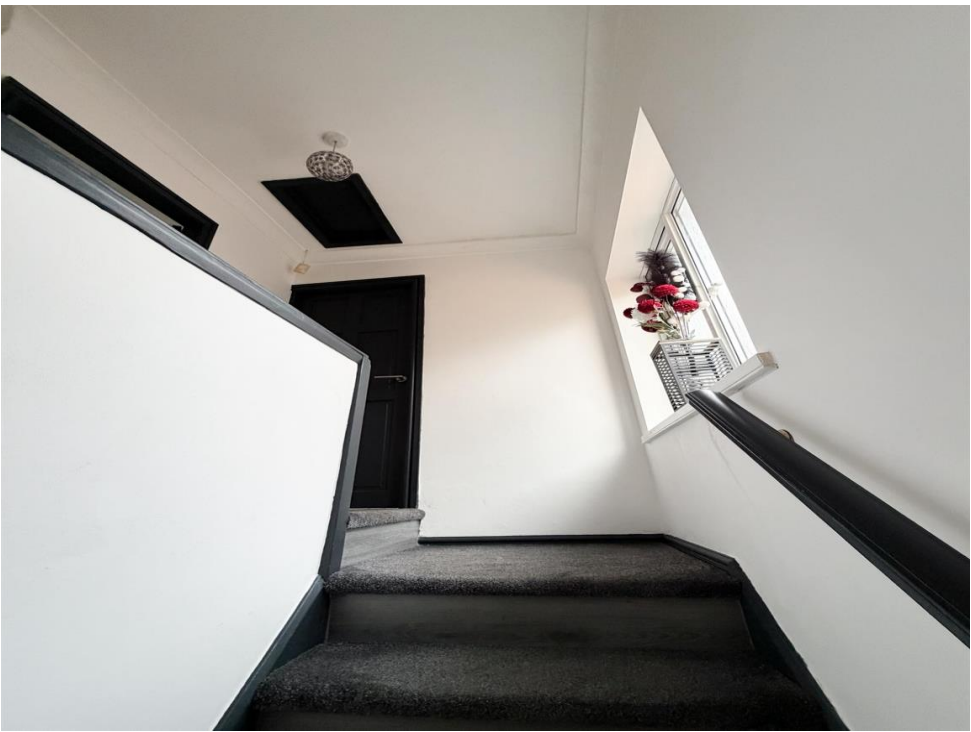
17' 9" x 17' 7" (5.41m x 5.36m)

Electric doors, Space for 2 cars

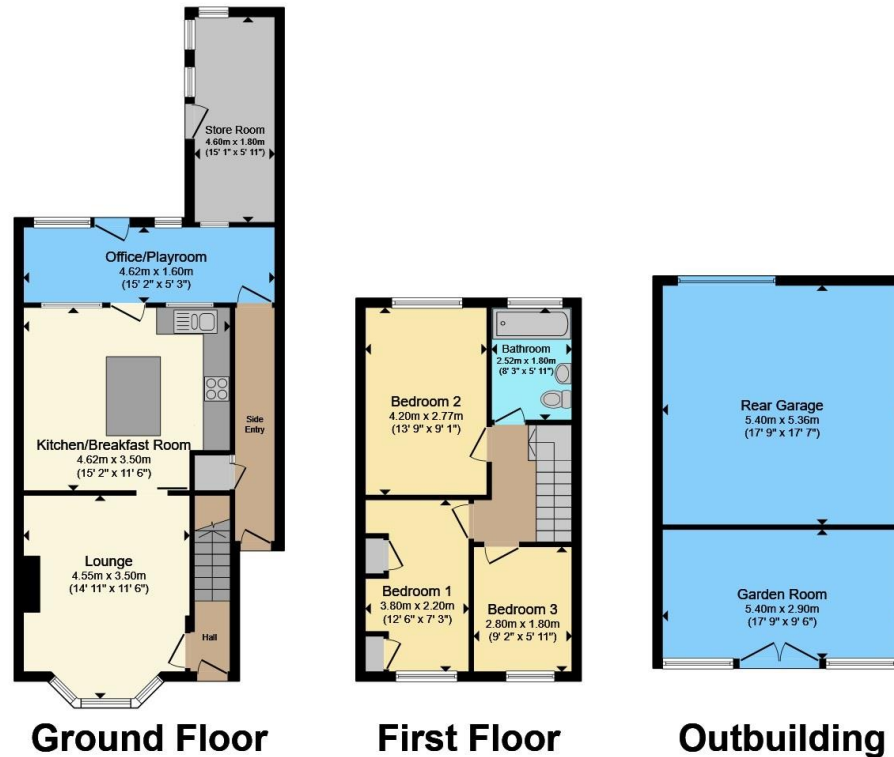
Garden Room

17' 7" x 9' 5" (5.36m x 2.87m)









Total floor area 145.0 m² (1,560 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

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

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GBR312472



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GBR312472 - 0010