

Connells

Wensleydale Road
Birmingham

Wensleydale Road
Birmingham B42 1PT

for sale offers in excess of
£240,000







Property Description

Situated on the popular Wensleydale Road in Great Barr, this three-bedroom semi-detached property offers well-proportioned accommodation throughout, making it an ideal choice for families, first-time buyers or investors.

The ground floor comprises a welcoming entrance hall, two separate reception rooms, a fitted kitchen and a useful lean-to area. To the first floor are three bedrooms and a family bathroom.

Conveniently located within easy reach of local schools, shops, amenities and transport links, the property offers a fantastic opportunity for buyers looking to settle in a well-established residential area.

The property benefits from a recently replaced boiler, installed approximately a year ago.

Early viewing is highly recommended.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Private Road: The Vendor has advised that access to the property is via a Private Road and there are no Associated costs regarding this. Please contact the branch for more details and ask your conveyancer for more information.'

Dining Room
9' 9" x 9' 8" (2.97m x 2.95m)

Lounge
10' 2" x 9' 9" (3.10m x 2.97m)

Kitchen
9' 10" x 5' (3.00m x 1.52m)

Bedroom One
9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom Two
10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom Three
5' 9" x 5' 5" (1.75m x 1.65m)

Bathroom
6' 7" x 5' 3" (2.01m x 1.60m)







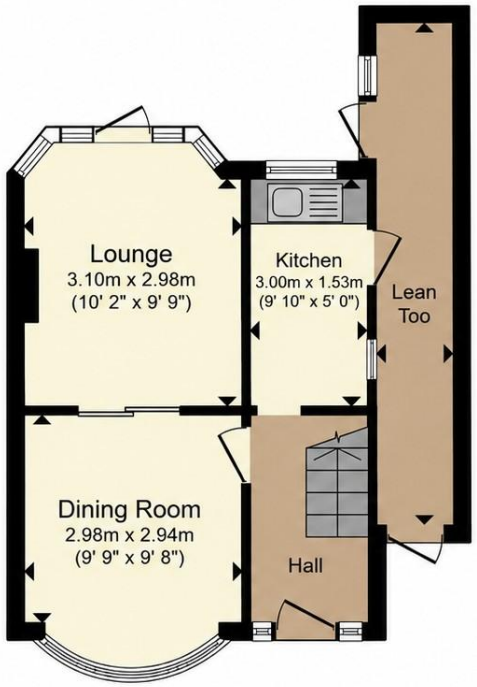




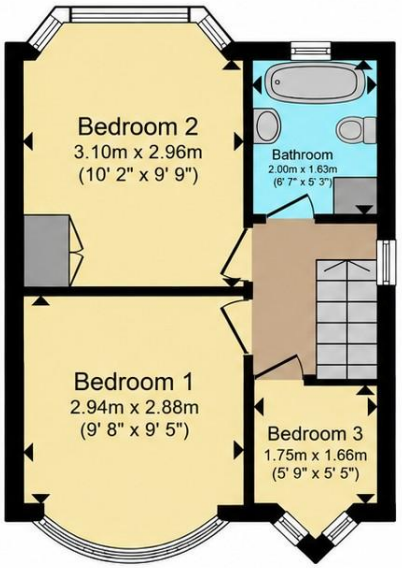








Ground Floor



First Floor

Total floor area 68.6 m² (739 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).
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Connells

To view this property please contact Connells on

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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/GBR312963

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.