

for sale

£215,000



## Circular Road Birmingham B27 7DB

A well-presented and spacious home offering comfortable modern living in a convenient and sought-after location. This attractive property combines practical layout, generous room sizes, and excellent natural light throughout, making it ideal for families, first-time buyers, or investors alike.



# Circular Road Birmingham B27 7DB

## Approach/Outside

Driveway supplying off road parking  
Driveway for two vehicles

## Porch

## Hall

Laminate flooring, radiator and doors off to  
Understairs Cupboard

## Living Room

14' 1" x 12' 2" (4.29m x 3.71m)  
Fire surround with gas fire, storage, laminate flooring, radiator

## Kitchen/Diner

15' 7" x 9' 6" (4.75m x 2.90m)  
Wall and base units, with integrated oven/hob with extractor fan  
overhead, work surfaces, sink and drainer, radiator and tiled  
flooring

## Landing

Storage, loft access, doors of to

## Bedroom One (master)

12' 10" x 9' 5" (3.91m x 2.87m)  
Double glazed window, walk in closet, carpet flooring and radiator

## Bedroom Two

17' 8" x 11' 1" (5.38m x 3.38m)



Double glazed window, radiator and carpet flooring

### **Bathroom**

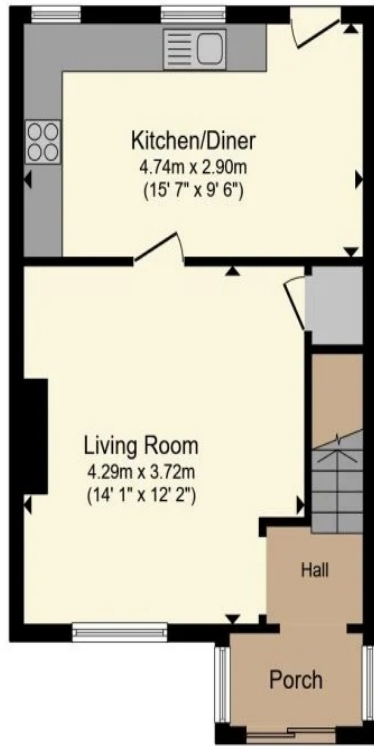
9' 7" x 7' 5" (2.92m x 2.26m)

Bath with shower overhead, wash hand basin, w.c, radiator

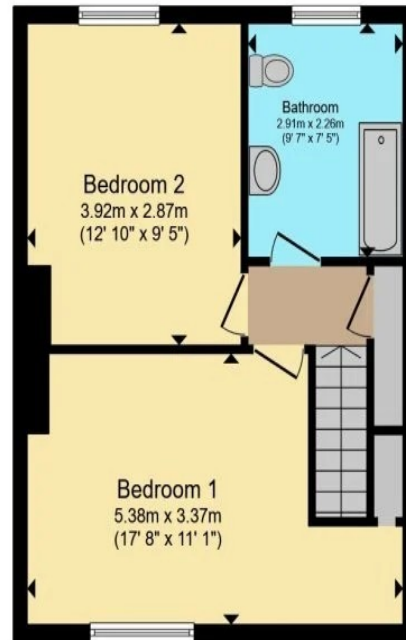
### **Rear Garden**

Patio, side entrance, shed





**Ground Floor**



**First Floor**

Total floor area 84.9 m<sup>2</sup> (914 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)



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**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310963 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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