

Connells

Matlock Road
Birmingham

Matlock Road, Birmingham, B11 3JB

for sale
£230,000







Property Description

A beautifully presented and spacious family home situated in a popular residential location, offering generous accommodation throughout. The property comprises a welcoming entrance hallway, a bright and comfortable lounge, a modern fitted kitchen with a range of wall and base units, and a dining area ideal for everyday family living and entertaining.

To the first floor are well-proportioned bedrooms and a family bathroom fitted with a contemporary suite. There is also ample storage as the loft has been boarded out giving you enough room to live comfortably. Externally, the property benefits from a driveway providing off-road parking and a private rear garden, offering an excellent space for relaxation and outdoor enjoyment.

Conveniently located close to local amenities, reputable schools, and excellent transport links, this property is ideally suited to first-time buyers, growing families, and investors alike.

Entrance Hall

Double Glazed Window to front
Door
Access to living room

Living Room

15' 5" x 11' 2" (4.70m x 3.40m)
Double Glazed Window to front
Radiator

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)
Double Glazed Window to rear
Range of fitted wall and base kitchen units
Sink and Drainer
Space and connections for appliances
Stairs

Gf Bathroom

Double Glazed Window to rear
Bath
Washbasin
Toilet

Bedroom One

15' 5" x 8' 6" (4.70m x 2.59m)
Double Gazed Window to rear
Radiator

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)
Double Glazed Window to front
Radiator

Bedroom Three

7' 11" x 7' 3" (2.41m x 2.21m)
Double Glazed Window to front
Radiator

Loft Space

Storage.



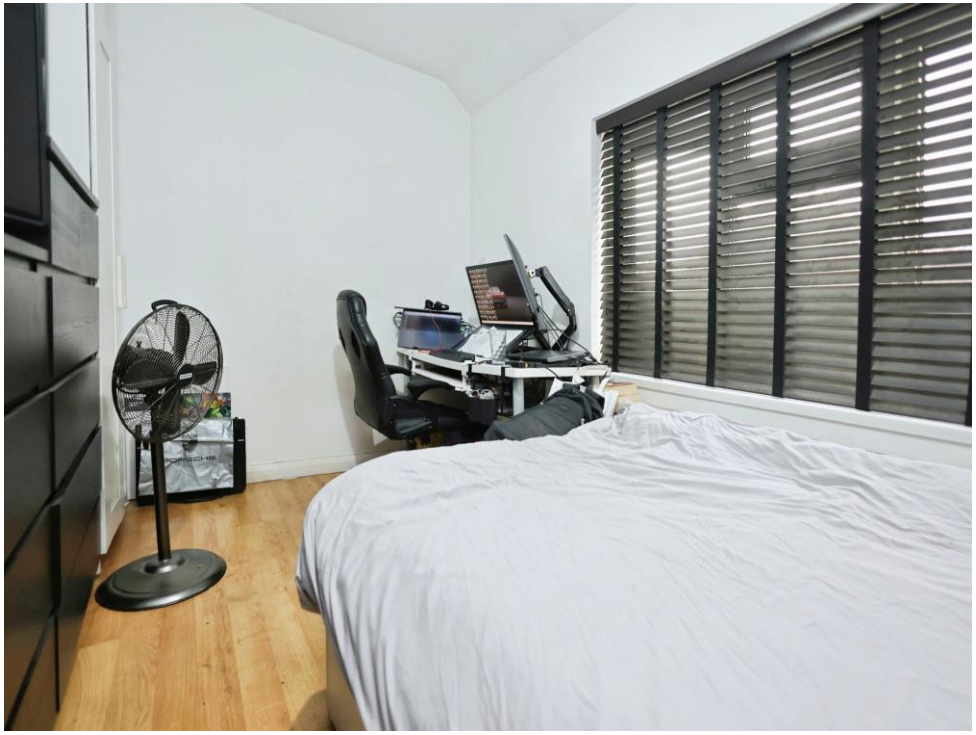




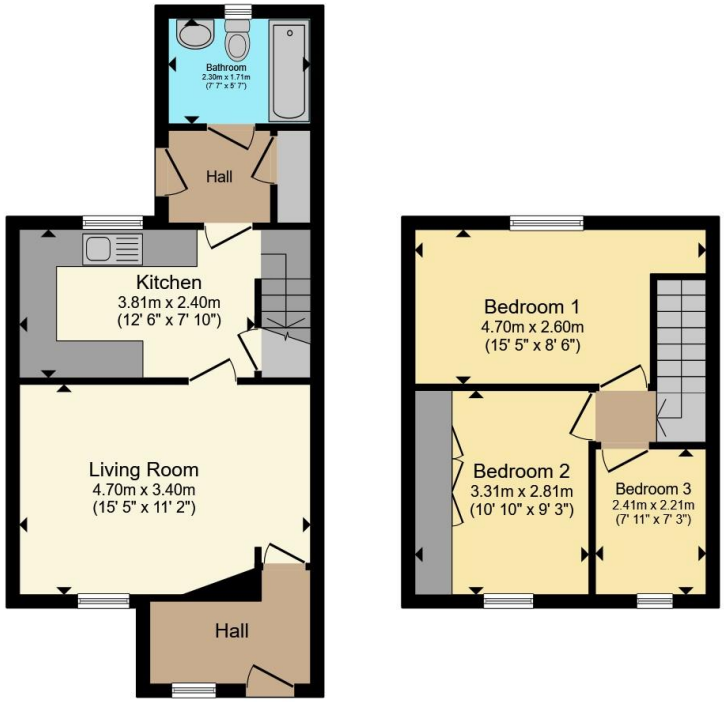












Ground Floor **First Floor**

Total floor area 67.1 m² (722 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTH311379

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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.