

Property details approval form

46 Circular Road, Birmingham, West Midlands, England, B27 7DB

Date: 28 March 2026

Property Ref and Version: DIG113594 - 0004

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > TWO SPACIOUS BEDROOMS
- > LARGE REAR GARDEN
- > DRIVEWAY
- > MULTIPLE STORAGE INCLUDING WALK IN CLOSET
- > FANTASTIC INVESTMENT
- > PERFECT STARTER HOME

○ Short Description

Charming 2-Bedroom Terrace Home – B27 7DB | Driveway & Spacious Rear Garden

○ Long Description

Welcome to this well-presented two-bedroom, one-bathroom terraced house situated in a popular residential area of B27. Offering a great blend of comfort, practicality, and outdoor space, this property is ideal for first-time buyers, small families, or investors looking for a strong rental opportunity.

The home features a welcoming front aspect with its own private driveway, providing convenient off-road parking. Inside, the layout offers a bright and airy living space, a functional kitchen, and two well-proportioned bedrooms.

The bathroom is thoughtfully designed with modern fittings, creating a comfortable and refreshing space for daily use.

To the rear, you'll find a spacious back yard, perfect for outdoor dining, gardening, children's play, or simply relaxing in your own private outdoor area.

Located in the sought-after B27 postcode, the property benefits from excellent transport links, nearby amenities, and a friendly community feel.

○ Directions

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○ Agents Note

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○ Room Description

Approach/Outside

Driveway supplying off road parking.

Entrance Hall

Laminate flooring, radiator and doors off to:

Lounge

14' 1" x 12' 2" (4.29m x 3.71m)

Fire surround with gas fire, storage, laminate flooring, radiator.

Kitchen

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)

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

Double glazed window, walk in closet, carpet flooring and radiator.

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

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.

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○ Property Images



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○ Floor Plan



Total floor area 84.9 m² (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



○ Approval

Signature

Date

	Signature	Date
Michael Swords		
Mrs R.K.M. Matharu		