



Pool Farm Road, Offers Over £190,000

- MID TERRACE
- LOUNGE
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZED
- OFF ROAD PARKING
- NO ONWARD CHAIN
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS

A mid terrace house with NO ONWARD CHAIN. This property is a complete blank canvas and will make the perfect first time purchase. Located in Acocks Green, near to a range of shops, facilities and transport links. Comprising of lounge, kitchen diner on the ground floor. Upstairs there are two double bedrooms, a bathroom including a shower and a bath. Further benefiting from central heating, double glazing, driveway and rear garden

FRONT

Off road parking via a paved driveway with lawn area to right, UPVC door to -

LOUNGE

14'11 into bay x 12 (4.55m into bay x 3.66m)



Double glazed bay window to front, gas fire, laminate flooring, radiator, door to under stair storage, power and light points. Hard wood door to -

KITCHEN/DINER

9'3 x 15'02 (2.82m x 4.62m)



Range of eye level, drawer and base units with a work surface over, incorporating a breakfast bar, stainless steel drainer unit with mixer tap. Fitted electric oven, gas hob with tile splash back and extractor hood over. Space and plumbing for other appliances. Radiator, power and light points. Double glazed windows to rear, door to rear garden.

LANDING

Access to loft hatch, radiator, ceiling light point and doors to -

BEDROOM 1

17'1 x 10'7 (5.21m x 3.23m)



Double glazed window to front, radiator, built in cupboard, power and light points

BEDROOM 2

9'2 x 12'9 (2.79m x 3.89m)



Double glazed window to rear garden, radiator, power and light point

BATHROOM

9'8 x 7'7 (2.95m x 2.31m)



Fitted with a panelled bath, electric shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to rear. Heated towel rail and ceiling light

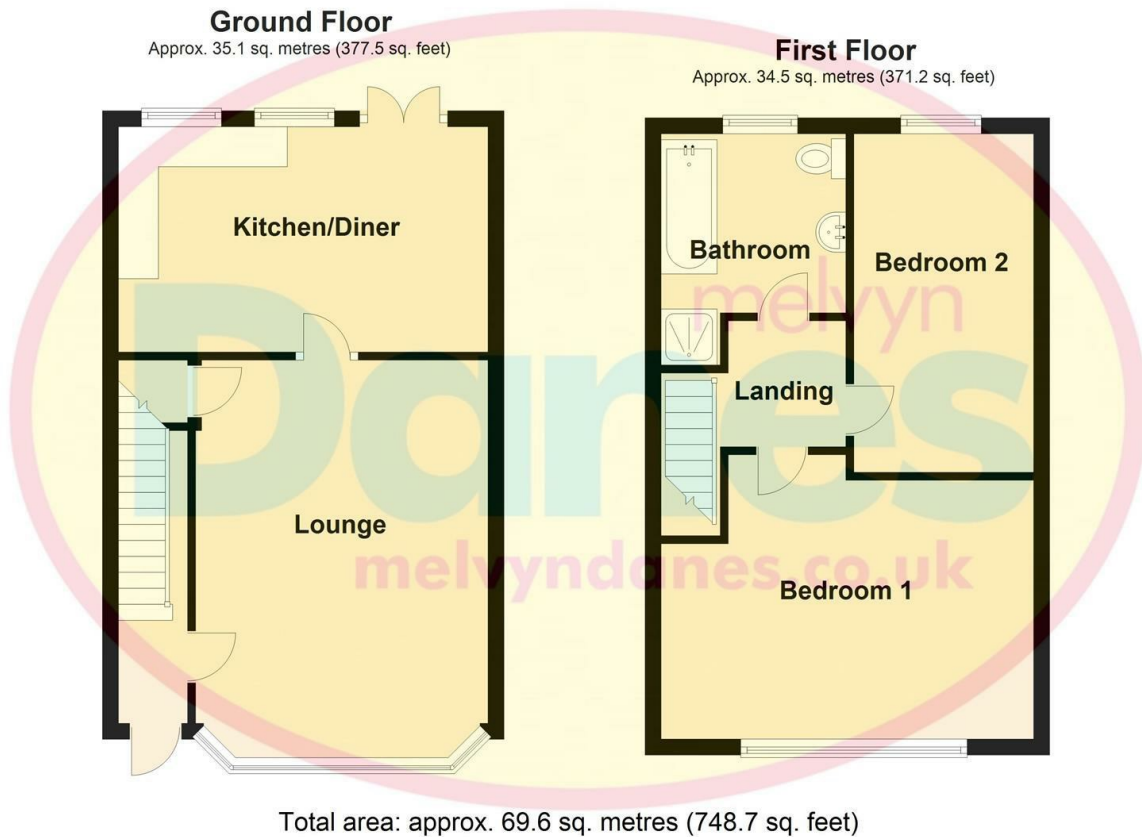
GARDEN



Paved patio fore garden, leading to raised artificial lawn, fencing to perimeters. Gated side access leading to the front of the property

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



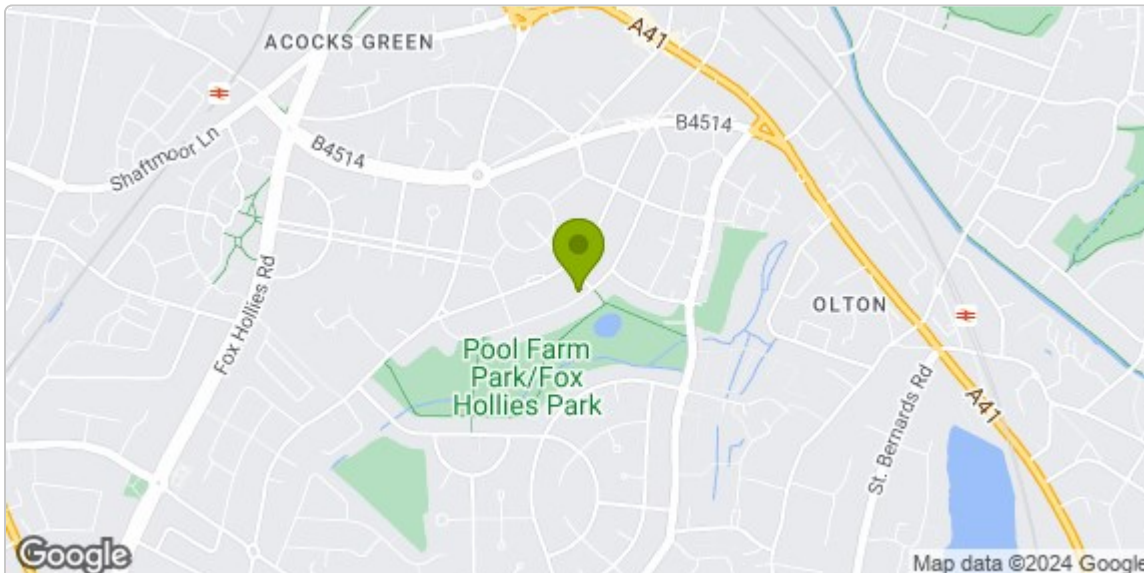
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: A

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Full Postal Address:
124 Pool Farm Road
Birmingham B27 7HD

Council Tax Band:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |