

NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

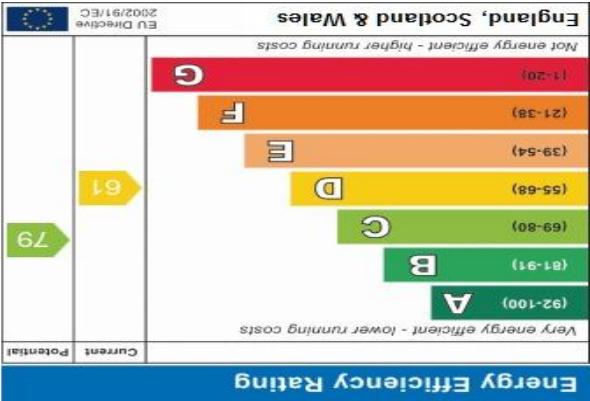
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Two Reception Rooms
- Breakfast Kitchen/Diner
- Three Good Size Bedrooms
- Family Bathroom
- Well Maintained Rear Garden

Edgbaston Road, Smethwick, B66 4LA

£250,000





## Property Description

Well presented mid-terrace property, ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of hallway, lounge, sitting room and breakfast kitchen/diner. Whilst to the first floor there are THREE GOOD SIZE BEDROOMS and a family bathroom. Outside there is a well maintained rear garden. The property also benefits from double glazing and gas central heating (where specified). MUST BE VIEWED to fully appreciate the overall size and potential of the accommodation on offer. Call Green & Company to arrange your viewing!

APPROACH having paved fore garden to walled perimeter.

HALLWAY having glazed reception door to front, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 15' 9" (max.) x 11' 2" (max.) (4.8m x 3.4m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

SITTING ROOM 13' 0" x 9' 9" (max.) (3.96m x 2.97m) having uPVC double glazed doors opening to rear garden, ceiling light point, power points and central heating radiator.

BREAKFAST KITCHEN/DINER 20' 6" x 9' 3" (6.25m x 2.82m) having double glazed window to rear/side elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, inset sink/drain unit with mixer tap over, space for a range of kitchen appliances, breakfast bar, space for dining table/chairs and door rear giving access to garden.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 13' 2" x 15' 8" (max.) (4.01m x 4.78m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 13' 2" x 9' 9" (max.) (4.01m x 2.97m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 16' 10" (max.) x 9' 3" (max.) (5.13m x 2.82m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having a matching suite comprising of bath, wash hand basin, low level WC, complimentary tiling to splash prone areas, ceiling light point and opaque double glazed window to side elevation.

OUTSIDE

REAR GARDEN having a paved patio area leading on to a lawned garden space surrounded by an array of shrubs/plants.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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