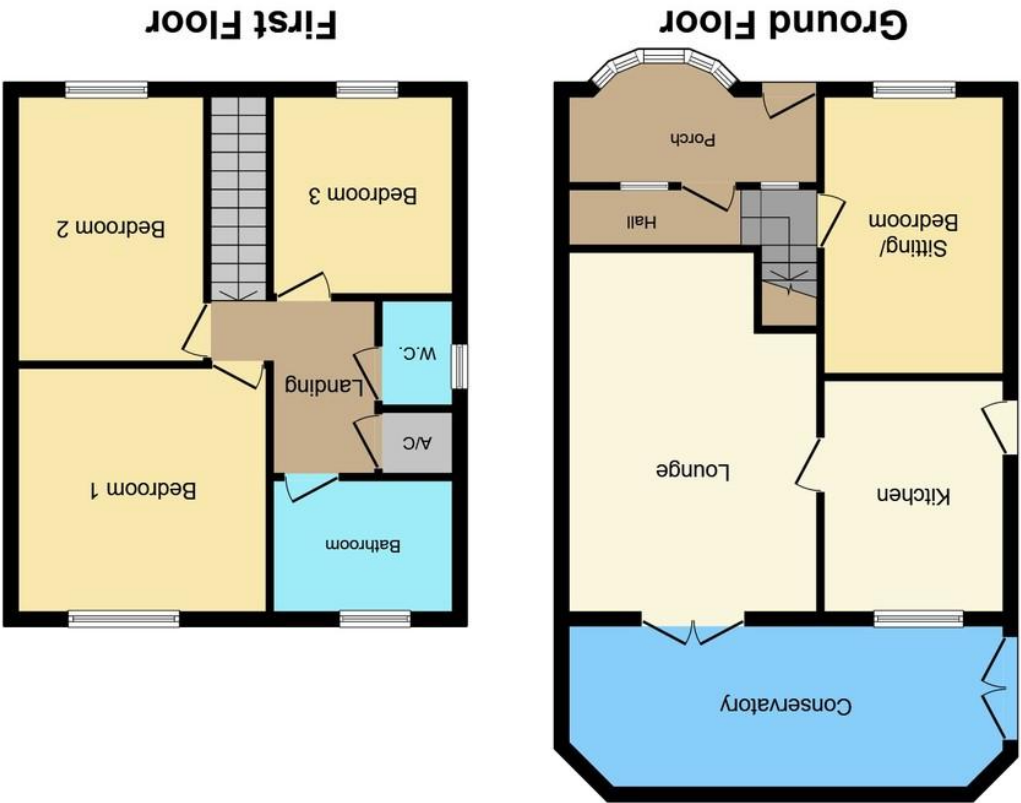


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

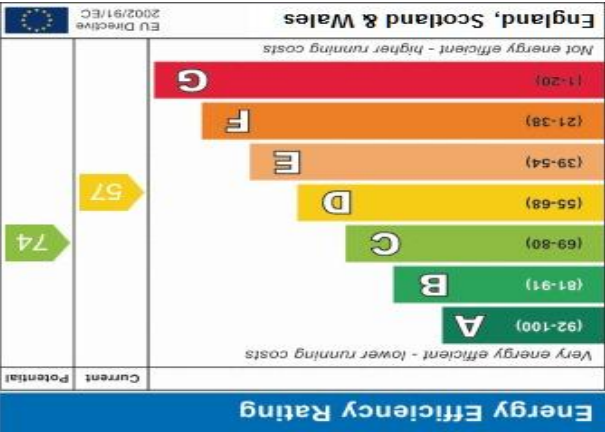
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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



- Spacious Semi-Detached Property
- Through Lounge/Diner
- Sitting Room
- Conservatory
- Three Good Size Bedrooms & Family Bathroom
- Low Maintenance Rear Garden



Stanton Road, Great Barr, B43 5HU

£240,000



Property Description

Green & Company Estate Agents are delighted to present this spacious semi-detached property ideal for first time buyers, families and investors. Situated in a popular residential location 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 entrance porch, hall, spacious lounge/diner, sitting room, kitchen and conservatory. Whilst to the first floor there are three good size bedrooms and a family bathroom. Outside there is a well maintained rear garden whilst to the front there is a drive providing ample space for off-road parking. Viewing essential to fully appreciate the location and potential of the accommodation on offer. Benefitting from NO UPWARD CHAIN. This property is sure to be in high demand - Call to arrange your viewing!

APPROACH having drive providing ample space for off-road parking, access to rear via gate and enclosed porch.

ENCLOSED PORCH approached via door and having windows to front elevation.

HALL approached via glazed door, stairs to first floor accommodation and access to lounge/diner.

LOUNGE/DINER 15' 4" x 12' 2" (max.) (4.67m x 3.71m) having glazed doors to conservatory, ceiling light point, power points, central heating radiator and door to kitchen.

KITCHEN 11' 7" x 6' 10" (3.53m x 2.08m) having window to rear elevation, ceiling light point, power points, central heating radiator, a range of wall/base units with worktops over, inset sink unit with mixer tap over, ample space for a range of appliances including plumbing for washing machine and glazed door giving access to rear garden.

CONSERVATORY 9' 10" x 19' 11" (3m x 6.07m) having glazed doors opening to rear into garden with windows to rear elevation.

SITTING ROOM 11' 3" (min.) x 6' 7" (3.43m x 2.01m) having window to front elevation, ceiling light point, power points and central heating radiator.

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

BEDROOM ONE 10' 7" x 10' 1" (min.) (3.23m x 3.07m) having window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 11' 10" x 9' 1" (3.61m x 2.77m) having window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 8' 10" x 6' 11" (2.69m x 2.11m) having window to front elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque window to rear elevation, ceiling light point, heated towel rail, a matching suite comprising of corner bath with mixer tap over, wash hand basin, shower and complimentary tiling all around.

WC having window to side elevation, ceiling light point and low level WC.

OUTSIDE

REAR GARDEN having a multi-level garden mainly paved 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.

Please note that all measurements are approximate