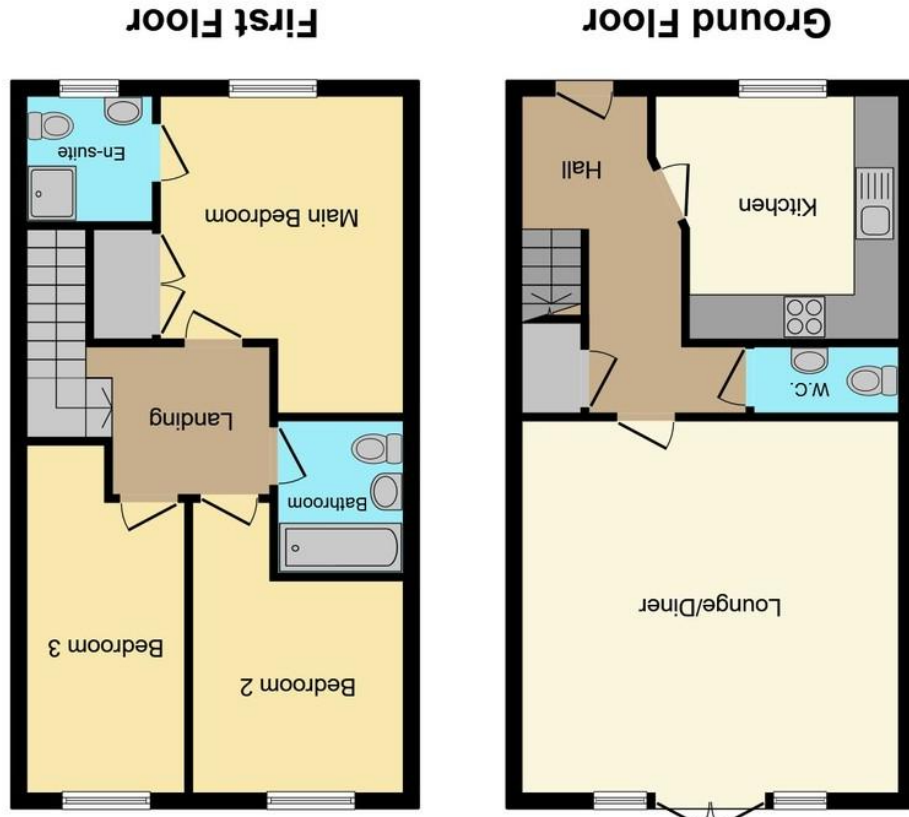


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 82 | B
Potential: 94 | A

Great Barr | 0121 241 4441



- Immaculate Finish Throughout
- Welcoming Reception Hall
- Spacious Lounge/Diner
- Fitted Kitchen
- Guest Cloakroom
- Three Good Size Bedrooms

Token Rise, Great Barr, B42 2FT

£275,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This IMMACULATELY PRESENTED DETACHED HOME benefits from everything modern living has to offer, allowing the lucky purchaser to drop their furniture and move in without having to do any major work. The property is 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. MUST BE VIEWED to fully appreciate the overall size, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having access to drive, garage and front reception door.

HALL approached via reception door, having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and door off to all rooms.

KITCHEN 11' 3" x 10' 0" (3.43m x 3.05m) having double glazed window to front elevation, ceiling downlights, power points, a range of matching modern wall/base units with worktops over, inset stainless steel sink with mixer tap over, integrated gas hob with extractor hood over, integrated oven, integrated fridge, integrated freezer and ample space for a range of appliances.

LOUNGE/DINER 14' 9" x 15' 4" (4.5m x 4.67m) having ceiling light point, power points, central heating radiator and uPVC double glazed window and doors opening to rear elevation.

GUEST CLOAKROOM having ceiling light point, low flush WC, wash hand basin with mixer tap over and tiled floor covering.

FIRST FLOOR LANDING having ceiling light point, central heating radiator, loft access and doors off to all rooms.

BEDROOM ONE 13' 9" (max.) x 9' 9" (4.19m x 2.97m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator, built-in storage and door to en-suite.

EN-SUITE having opaque double glazed window to front elevation, ceiling light point, a matching suite comprising of shower, low flush WC, wash hand basin and central heating radiator.

BEDROOM TWO 11' 7" x 8' 6" (3.53m x 2.59m) having double glazed



window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 11' 7" x 6' 8" (3.53m x 2.03m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having ceiling light point, tiled floor covering, a matching suite comprising of panelled bath with taps/shower over, low flush WC and wash hand basin.

OUTSIDE

REAR GARDEN having a paved patio leading on to lawned area with access to front of property via gate.

GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

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.

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Please note that all measurements are approximate.

