

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



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 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.
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Great Barr | 0121 241 4441



- Extended Semi-Detached Property
- Welcoming Reception Hall
- Spacious Lounge & Dining Area
- Superb Extended Kitchen/Diner Breakfast Room
- Guest Cloakroom & Store

Blakeland Road, Great Barr, B44 8AU

£265,000



Property Description

ATTRACTIVE, IMPRESSIVE, SUBLIME are just a few words to describe this IMMACULATELY PRESENTED EXTENDED FAMILY HOME offering spacious and versatile accommodation throughout. 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. VIEWING HIGHLY RECOMMENDED to fully appreciate the location, overall size and presentation of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

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

ENCLOSED PORCH having composite glazed front door with matching sides.

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

LOUNGE 14' 9" (max.) x 9' 4" (max.) (4.5m x 2.84m) having double glazed bay window to front elevation, ceiling light points, power points, central heating radiator and access through to dining area.

DINING AREA 11' 0" x 10' 10" (max.) (3.35m x 3.3m) having ceiling light point, power points, central heating radiator and access through to kitchen/diner breakfast room.

KITCHEN/DINER BREAKFAST ROOM 19' 8" (max.) x 19' 2" (max.) (5.99m x 5.84m) having double glazed windows to rear elevation, ceiling downlights, power points, vertical radiator, central heating radiator, two skylight windows, a range of modern wall/base units with worktops over, inset sink/drainage unit with mixer tap over, kitchen island with additional storage beneath, integrated tall fridge/freezer, integrated washing machine, integrated dishwasher, extractor hood, ample space for a range of appliances, access to guest cloakroom and uPVC double glazed doors opening to rear garden.

GUEST CLOAKROOM having ceiling light point, wash hand basin, low flush WC and complimentary tiling to splashbacks.

STORAGE having power/lighting and providing useful storage space with access to front of property via composite door.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 15' 2" x 9' 4" (max.) (4.62m x 2.79m) having double



glazed bay window to front elevation, ceiling light point, power points, fitted wardrobes and central heating radiator.

BEDROOM TWO 13' 10" x 10' 10" (max.) (4.22m x 3.3m) having double glazed bay window to rear elevation, ceiling light point, power points, loft access and central heating radiator.

BEDROOM THREE 8' 3" x 6' 10" (2.51m x 2.08m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to rear elevation, ceiling light point, central heating radiator, a matching suite comprising of panelled bath, pedestal wash hand basin, low flush WC and complimentary tiling to walls.

OUTSIDE

REAR GARDEN having paved/gravel areas to fenced perimeter 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.

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