

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. Unauthorized 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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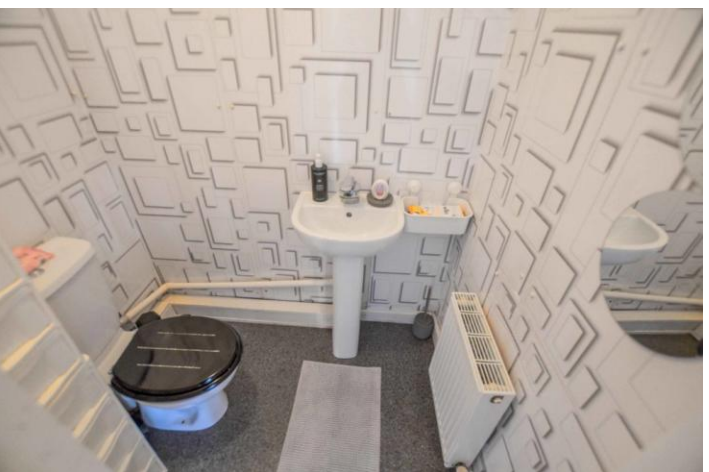
Great Barr | 0121 241 4441



- Detached Family Home
- Spacious Through Lounge
- Superb Extended Kitchen/Diner Breakfast Room
- Guest Cloakroom
- Three Good Size Bedrooms & Family Bathroom

Dunedin Road, Great Barr, B44 9DN

£250,000



## Property Description

DO NOT MISS OUT ON THIS FABULOUS DETACHED FAMILY HOME! 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 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 and access to enclosed porch.

ENCLOSED PORCH having uPVC double glazed door to front with matching sides.

HALL having double glazed window to side elevation, ceiling light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

THROUGH LOUNGE 22' 5" (max.) x 10' 2" (max.) (6.83m x 3.1m) having double glazed window to front elevation, ceiling light points, power points, two central heating radiators and glazed bi-folding doors opening to kitchen/diner breakfast room.

KITCHEN/DINER BREAKFAST ROOM 24' 0" (max.) x 14' 11" (max.) (7.32m x 4.55m) having double glazed windows to side elevation, ceiling light points, power points, vertical radiator, two central heating radiators, a range of wall/base units with worktops over, inset sink/drain unit with mixer tap over, integrated gas hob, integrated oven, ample space for a range of appliances, door to guest cloakroom and uPVC double glazed sliding doors opening to rear garden.

GUEST CLOAKROOM having ceiling light point, wash hand basin, low flush WC and central heating radiator.

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

BEDROOM ONE 10' 1" x 9' 10" (3.07m x 3m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 11' 10" x 9' 9" (3.61m x 2.97m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 8' 11" x 5' 7" (2.72m x 1.7m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to side elevation, ceiling light point, a matching suite comprising of corner bath, pedestal wash hand basin, low flush WC and complimentary tiling to floor/walls.

OUTSIDE

REAR GARDEN having paved and lawned areas to fenced perimeter with gate giving access to front of property.

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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