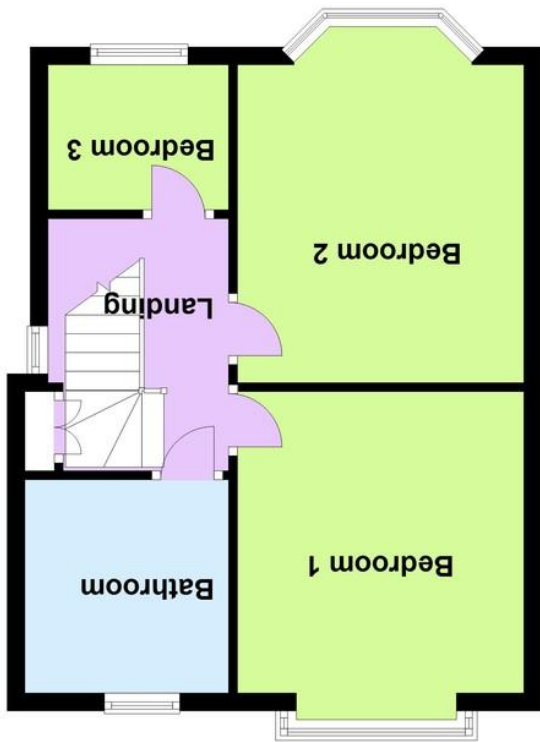
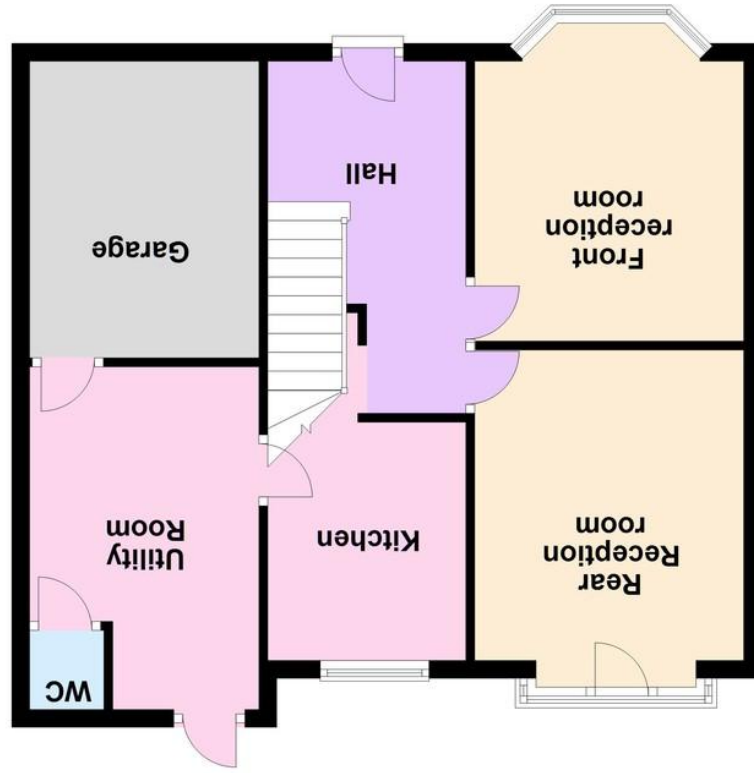


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 95.5 sq. metres (1027.7 sq. feet)

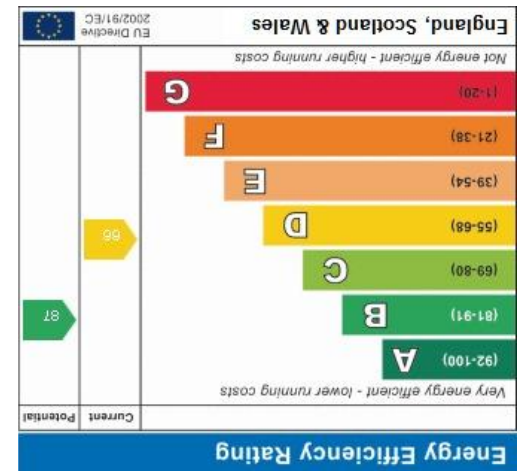


First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



Ground Floor
Approx. 56.2 sq. metres (604.7 sq. feet)

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 Conveyor.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY
- GARAGE & OFF ROAD PARKING
- DOWNSTAIRS WC

Walsall Road, Great Barr, Birmingham, B42 1EW

Offers in the region of
£280,000



Property Description

A three bedroom semi detached property with side garage. The approach is via off street parking with small grassed area and brick built walls to front and side into the:-

HALLWAY Having radiator, double glazed window and door to front, stairs leading to first floor accommodation, door into:-

FRONT LOUNGE 10' 11" x 12' 1"excluding bay window (3.33m x 3.68m) Having double glazed bay window to front, electric fire and surround and radiator.

REAR LOUNGE 11' 10"max x 11' 11"excluding bay window 14' 10" to windows inside bay(3.61m x 3.63m excluding bay window 4.52m to windows inside bay) Having electric fire with surround, double glazed door leading out to the garden and radiator.

KITCHEN 8' 2" x 8' (2.49m x 2.44m) Having a range of wall and base units with work surfaces over, stainless steel sink with drainer and mixer tap over, stainless steel splash back with integrated oven, hob and extractor and door leading into utility room.

UTILITY ROOM 11' 4" x 6' 2" (3.45m x 1.88m) With space and plumbing for washing machine, space for dryer, door into WC and door leading out to the rear garden.

WC Having WC and wash basin.

LANDING Having loft access, double glazed window to side and built in storage cupboard.

BEDROOM ONE 12'excluding bay x 10'to wardrobes (3.66m x 3.05m) Having double glazed bay window to rear, fitted wardrobes and radiator.

BEDROOM TWO 12' 1"excludin bay x 9' 1"to wardrobes (3.68m x 2.77m) Having double glazed bay window to front, fitted wardrobes and radiator.

BEDROOM THREE 6' 11"into wardrobes x 9' (2.11m x 2.74m) Having double glazed window to front, fitted wardrobes and radiator.



BATHROOM With corner shower unit, radiator, bath, vanity sink unit, WC, double glazed windows to rear and side and tiled splashbacks.

OUTSIDE The rear garden is very mature with fences to borders, lawned garden and a variety of plants and shrubs.

GARAGE 15' 7" x 11' 3" (4.75m x 3.43m) Having electric garage door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

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.

