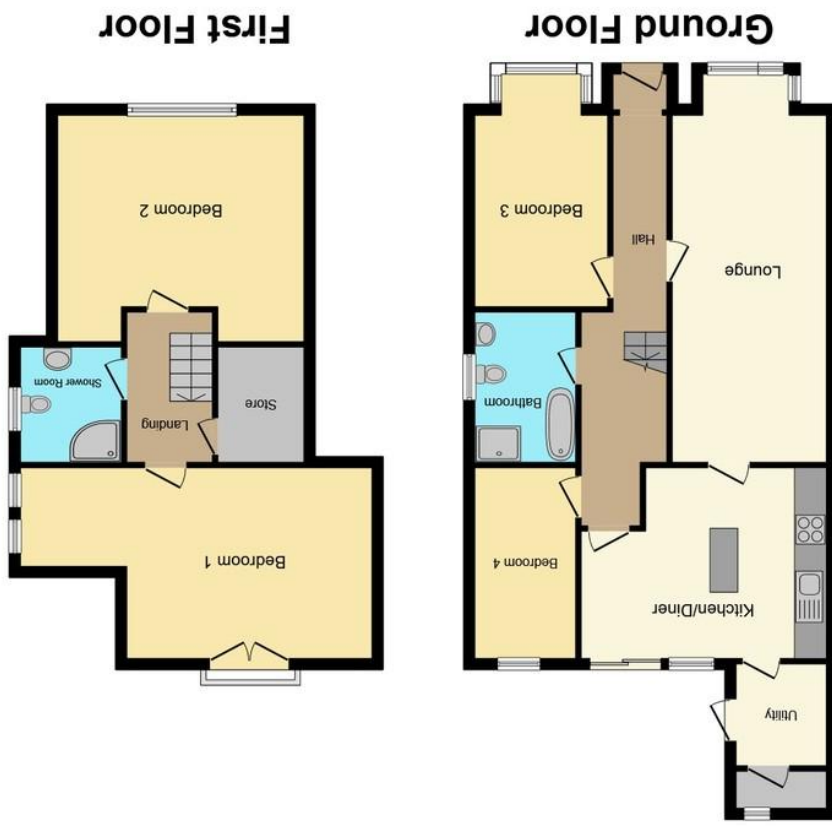


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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.



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 A.cts.

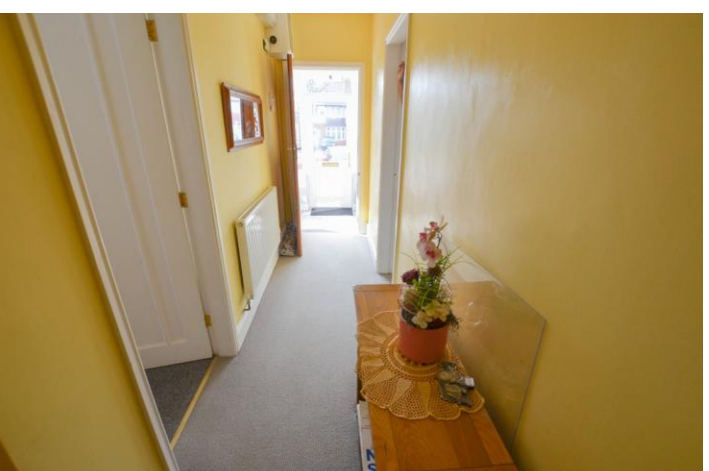
SignedDate



- Well Presented Throughout
- Through Lounge
- Kitchen Breakfast/Diner
- Four Bedrooms & Two Bathrooms
- Ample Off-Road Parking & Garage

45 Beeches Road, Great Barr, B42 2HJ

£370,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This well-presented DORMER BUNGALOW offers versatile living accommodation throughout. Situated in a much sought after location with excellent amenities nearby including local shops, good schools with public transport on hand. MUST BE VIEWED to fully appreciate the overall finish and size of the accommodation on offer. CALL GREEN & COMPANY TO ARRANGE YOUR VIEWING.

APPROACH having a block paved drive with access to enclosed porch.

PORCH having uPVC double glazed door with matching sides.

HALL having ceiling light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 25' 8" (max.) x 12' 0" (max.) (7.82m x 3.66m) having double glazed window to front elevation, ceiling light points, power points and two central heating radiators.

KITCHEN BREAKFAST/DINER 17' 8" (max.) x 15' 10" (max.) (5.38m x 4.83m) having a comprehensive range of matching wall/base units with work surfaces over, incorporating inset sink/drain unit with mixer tap over, integrated gas hob with extractor hood over, integrated oven, space for a range of kitchen appliances, ceiling light points, power points, central heating radiator, double glazed window to rear elevation and uPVC double glazed doors opening to rear into garden.

UTILITY having ceiling light point, power points, space for appliances, door giving access to rear garden and door to w/c.

W/C having double glazed window to rear elevation, ceiling light point, central heating radiator, wash hand basin and low flush w/c.

BEDROOM ONE 15' 8" (max.) x 12' 0" (max.) (4.78m x 3.66m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 14' 5" (max.) x 9' 8" (max.) (4.39m x 2.95m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having double glazed window to side elevation, ceiling light points, bath, shower, wash hand basin, low level w/c and heated towel rail.

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

BEDROOM THREE 22' 7" (max. restricted height) x 11' 8" (max. restricted height) (6.88m x 3.56m) having double glazed window to side elevation, ceiling light points, power points, central heating radiator and uPVC double glazed doors opening to Juliet balcony overlooking the rear garden.

BEDROOM FOUR 17' 5" (max. restricted height) x 14' 9" (max. restricted height) (5.31m x 4.5m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having double glazed window to side elevation, ceiling light point, central heating radiator, bath, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having paved/lawned areas with shrubs and plants throughout.

REAR GARAGE (unmeasured) (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.

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 all measurements are approximate.