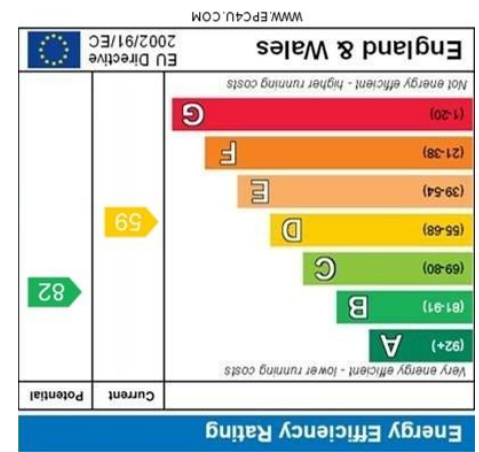


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



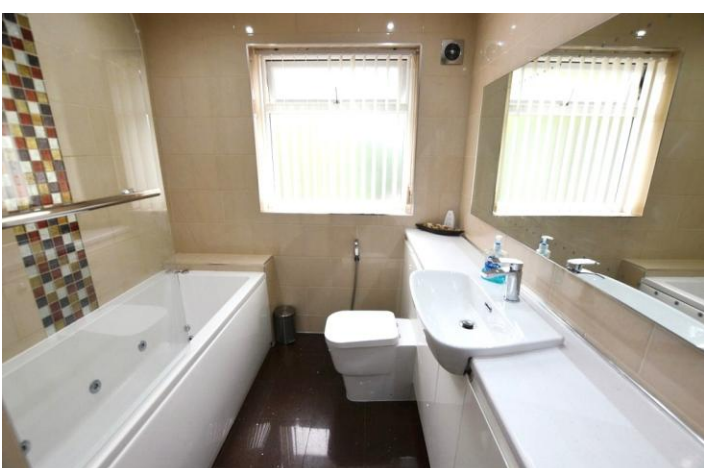
Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Kitchen Breakfast/Diner
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Well Maintained Rear Garden

Brosil Avenue, Handsworth Wood, B20 1LB

£410,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This EXTENDED DETACHED FAMILY HOME is well presented and offers SPACIOUS and VERSATILE living accommodation throughout. Having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having block paved drive with access to garage and enclosed porch.

PORCH having uPVC double glazed doors.

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

LOUNGE 32' 0" (max.) x 11' 5" (9.75m x 3.48m) having double glazed window to front elevation, light points, power points, two central heating radiators and double glazed sliding door giving access to conservatory.

SITTING ROOM 12' 1" x 7' 2" (3.68m x 2.18m) having double glazed window to rear elevation, light point, power points and door opening to kitchen.

KITCHEN BREAKFAST/DINER 22' 2" x 10' 1" (6.76m x 3.07m) having double glazed window to rear elevation, light points, power points, central heating radiator, a range of wall/base units with worktops over, inset sink unit with mixer tap over, breakfast bar with additional storage beneath, integrated gas hob with extractor over, integrated oven, integrated fridge, integrated dishwasher, ample space for a range of appliances, doors off to conservatory and veranda.

CONSERVATORY 8' 10" x 19' 5" (2.69m x 5.92m) having light point, power points, double glazed windows and double glazed door giving access to rear garden.

VERANDA having uPVC double glazed door giving access to front of property and doors off to shower room and garage.

SHOWER ROOM having skylight window, light points, heated towel rail, a matching suite comprising of shower, wash hand basin and low flush w/c.

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

BEDROOM ONE 16' 4" (max.) x 11' 0" (max.) (4.98m x 3.35m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.

BEDROOM TWO 16' 2" (max.) x 11' 0" (max.) (4.93m x 3.35m) having double glazed window to rear elevation, light point, power points, central heating radiator and fitted wardrobes.

BEDROOM THREE 12' 0" (max.) x 14' 5" (max.) (3.66m x 4.39m) having double glazed windows to front/rear elevations, light point, power points, central heating radiator and fitted wardrobes.

FAMILY BATHROOM having double glazed window to rear elevation, light points, heated towel rail, a matching suite comprising of bath tub, wash hand basin, low flush w/c and complimentary tiling to floor/walls.

OUTSIDE

REAR GARDEN having paved and lawned areas surrounded by an array of shrubs/plants with access to outbuilding and front of property via side gate.

GARAGE 15' 5" x 8' 2" (4.7m x 2.49m) having power/lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND E Birmingham City Council

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.