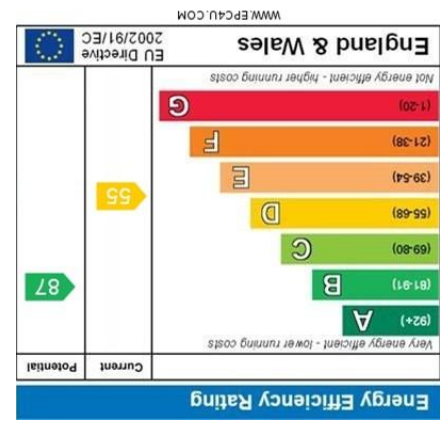


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE**

Virtual energy readings have been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, floors and other features are approximate and no responsibility is taken for any error. Plans of this nature are for guidance only and should be used as such. The accuracy of the information provided is not guaranteed. The accuracy of the information provided is not guaranteed. The accuracy of the information provided is not guaranteed.



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



- MID TERRACE PROPERTY
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- KITCHEN DINER
- PRIME LOCATION
- EXCELLANT TRANSPORT LINKS

Castleton Road, Great Barr, Birmingham, B42 2RS

Offers over £210,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

We are delighted to present this charming terraced property which is in good condition, making it an ideal home for families or couples.

Upon entering the property, you will find a spacious reception room, perfect for relaxing or entertaining guests. The property features a modern and well-equipped kitchen diner, providing a stylish space for cooking and dining.

The property boasts three bedrooms, with two double bedrooms and one single bedroom. The double bedrooms are generously sized, providing ample space for storage and creating a cozy atmosphere. The single bedroom offers versatility and can be used as a home office or a nursery.

A well-appointed bathroom completes the accommodation, offering a comfortable space to unwind and refresh.

Situated in a desirable location, the property benefits from excellent public transport links, allowing for convenient travel to surrounding areas. Families will also appreciate the proximity to nearby schools, ensuring a convenient commute for children.

Additionally, local amenities are just a short distance away, providing easy access to shops, restaurants, and leisure facilities.

One of the standout features of the property is the driveway, which can accommodate two cars, ensuring plenty of off-street parking space.

HALLWAY UPVC door, ceiling light point, radiator, stairs leading to first floor, laminate flooring.

RECEPTION ROOM 14' 2" MAX x 9' 12" (4.32m x 3.05m) Having bay window to front, ceiling light point, radiator, carpeted.

KITCHEN DINER 16' 0" MAX x 10' 0" (4.88m x 3.05m) Ceiling light point, spotlights, laminate flooring, radiator, patio doors to rear garden, window to rear, wall and base units, boiler.

FIRST FLOOR

BEDROOM ONE 12' 2" x 11' 7" MAX (3.71m x 3.53m) With window to front, ceiling light point, radiator and laminate flooring.

BEDROOM TWO 11' 7" x 10' 0" (3.53m x 3.05m) Ceiling light point, window to rear and radiator.

BEDROOM THREE 9' 1" x 6' 11" MAX (2.77m x 2.11m) Window to front, ceiling light point and radiator.

BATHROOM 6' 11" x 6' 0" (2.11m x 1.83m) Ceiling light point, bath, shower, toilet, sink and laminate flooring, towel radiator.

OUTSIDE The rear garden is paved with grass area leading to shed.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 926 years remaining. Service Charge is currently running at £9.00 Per Annum and is reviewed every 10 years. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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