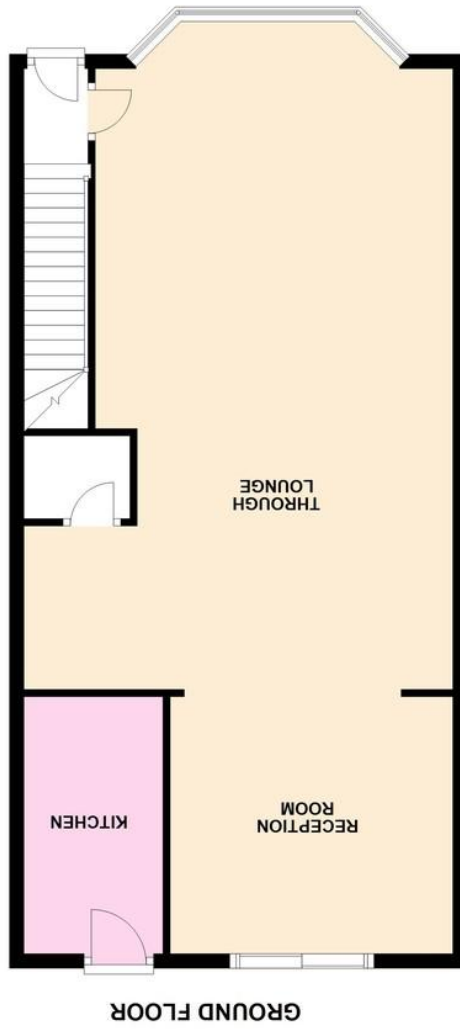
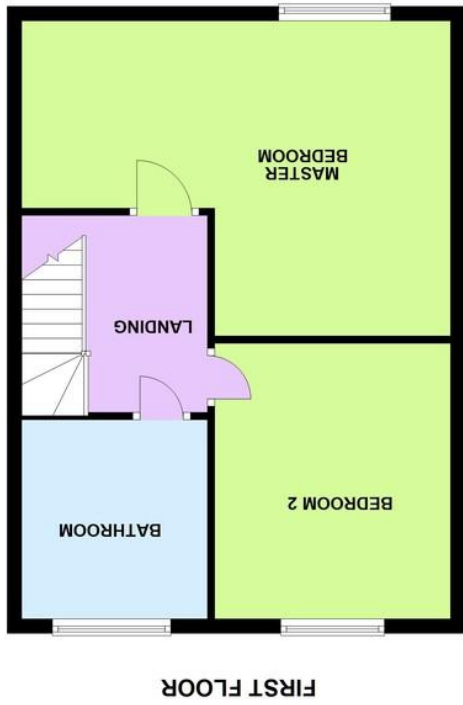
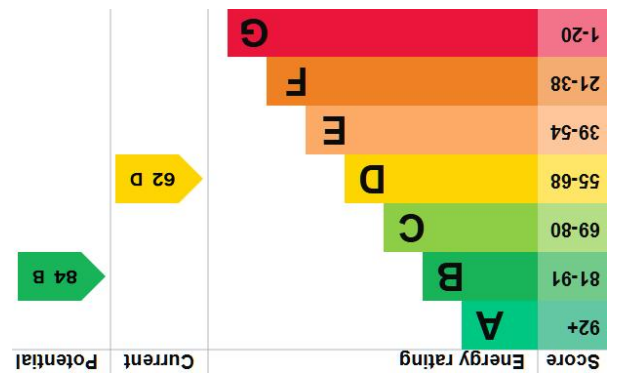


124 BIRKENSHAW ROAD, GREAT BARR  
 NOT TO SCALE. THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- BEAUTIFUL END TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- SINGLE STOREY EXTENSION
- NO CHAIN
- DRIVEWAY
- THROUGH LOUNGE

Birkenshaw Road, Great Barr, Birmingham, B44 8UH

£200,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

**For Sale:** An immaculate two bedroom end terrace house that is both modern and spacious. This property is a rare find, offering an open-plan design and a unique blend of style and functionality. As you enter, you are greeted by two commodious reception rooms. The first one, decked with large windows, basks in natural light, enhancing the open-plan layout. The second reception room provides direct access to a beautifully maintained garden which is perfect for outdoor activities and relaxation.

The house boasts two double bedrooms, ideal for a family or a couple looking for space. The first bedroom comes with built-in wardrobes, offering ample storage space without compromising the room's airy feel. The second bedroom is also a generous double, providing a comfortable living space.

The property also offers a modern kitchen, fit for those who love to cook and entertain. A single, well-appointed bathroom serves the property, although the details are not specified.

One of the key features of this property is the garage and additional parking space, a convenience that is hard to find with properties of this type.

Located close to public transport links, local amenities and nearby schools, this house is ideally situated for families and couples alike. The location combines the tranquillity of a residential area with the convenience of city living.

This property is in flawless condition and ready to be transformed into a perfect home. It's an opportunity not to be missed for those seeking a perfect balance of comfort, style and convenience.

**HALLWAY** Ceiling light point, radiator, cupboard housing gas metre and stairs to first floor.

**THROUGH LOUNGE** 22' 6" x 12' 0" (6.86m x 3.66m) Two ceiling light points, bay window to front, two radiators and understairs storage cupboard.

**RECEPTION ROOM** 11' 2" x 9' 2" (3.4m x 2.79m) Wall lights, door to rear garden, radiator.

**KITCHEN** 10' 6" x 7' 6" (3.2m x 2.29m) Vinyl flooring, wall and base units, oven, hob and extractor fan, ceiling light point, sink, window to front, window to rear.

### FIRST FLOOR

**BEDROOM ONE** 14' 6" x 11' 0" (4.42m x 3.35m) Two ceiling light points, window to front, radiator and built in wardrobes.

**BEDROOM TWO** 11' 0" x 9' 0" (3.35m x 2.74m) Ceiling light point, window to rear, radiator, loft access and built in cupboard.

**BATHROOM** 7' 6" x 5' 10" (2.29m x 1.78m) Lino flooring, bath, ceiling light point, electric shower, WC, sink, window to rear and radiator.

**REAR GARDEN** Paved area, steps leading to lawn area.

**GARAGE** 16' 0" x 11' 0" (4.88m x 3.35m) With access road to the rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available

for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps.

Highest available upload speed 0.7Mbps.

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

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant 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. Please note that all measurements are 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

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441