

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

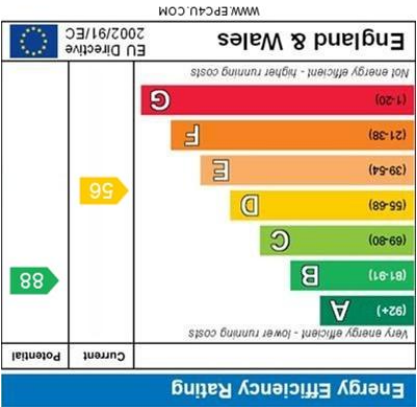


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- SEPARATE WC
- REAR GARDEN
- REAR GARAGE
- OFF ROAD PARKING

Glendower Road, Perry Barr, Birmingham, B42 1ST

Offers Over £240,000



Property Description

This two-story property offers 768sq ft of space crafted in a thoughtful layout. The ground floor accommodates two spacious reception rooms that flows smoothly into an equipped kitchen, complete with a oven. The second-floor hosts three well-sized bedrooms and a bathroom, consisting of a bath and a separate wc. With a total of three bedrooms and two reception rooms, this property provides ample room for comfort and convenience. The structure caters to functionality and optimal space utilization, making this property an ideal choice for homeowners seeking a blend of cosiness and pragmatism.

The property is approached via a multi vehicle block paved driveway leading to:-

ENCLOSED PORCH Having front entrance door to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point, door to off to front reception room, kitchen, doorway to second reception room.

FRONT RECEPTION ROOM Having walk-in double glazed bay window to front aspect, central heating radiator, ceiling light point.

REAR RECEPTION ROOM Having double glazed sliding patio door to rear garden, central heating radiator, ceiling light point.

KITCHEN Having a range of base, wall and drawer units with work surfaces over, circular stainless sink unit with mixer tap, integrated four ring gas hob, extractor / light above, integrated eye level oven, wall mounted gas central heating boiler, space and plumbing for washing machine, space and point for fridge, double glazed windows and door to rear, additional double glaze window to side, tiled splash backs and ceiling light point.

FIRST FLOOR Approached via return staircase to first floor landing, having access to loft space, ceiling light point, obscure double glazed window to side, doors off to three bedrooms, bathroom and separate toilet.

BEDROOM ONE Having double glaze window to rear aspect, central heating radiator, ceiling light point.

BEDROOM TWO Having double glazed walk in bay window to front aspect, ceiling light point.

BEDROOM THREE Having double glazed window to front aspect, central heating radiator and ceiling light point.

BATHROOM Having panelled bath with fitted shower over, wash hand basin set in vanity unit, tiled splash backs, obscure double glazed window to rear, chrome vertical heated towel radiator, ceiling light point.

WC Having low flush wc, obscure double glazed window to side, ceiling light point.

OUTSIDE Having paved patio area with lawn adjoining, fenced boundaries, cold water tap and trademen's side entrance.

REAR GARAGE Having double opening doors, personal door to garden. (Unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

Mobile coverage for:
EE - Variable in-home, good out door
O2 and Three - Good (outdoor only)

Vodafone - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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