

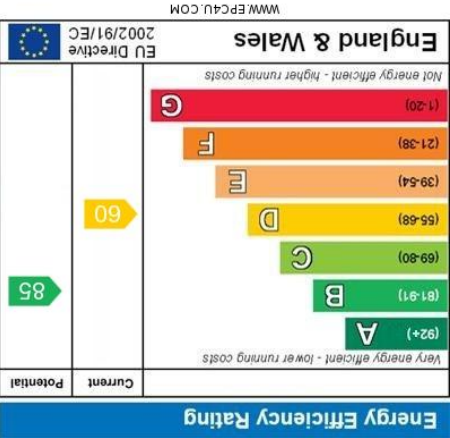
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



Somerset Road, Erdington, Birmingham, B23 6NJ

£215,000



Property Description

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

Immaculately presented 2 double bedroom Victorian mid terraced home located on a popular tree lined avenue in Erdington. Having off road parking to the front. Located close to main road and rail transport links. Offered with no upward chain. Having entrance vestibule and hallway, lounge and separate dining room, modern refitted kitchen with integrated appliances and ground floor contemporary walk-in wet room. On the first floor there are 2 good sized double bedrooms and a recently refitted spacious shower room. There is a good-sized rear garden with modern summer house. Central heating and double glazing. Viewing is highly recommended.

LOUNGE 12' 3" max x 12' 2" plus walkway (3.73m x 3.71m) Having double glazed window to the rear, laminate floor, stairs to the first-floor landing, feature fireplace and surround, picture railing, radiator and access to the refitted kitchen.

FITTED KITCHEN 13' 3" max x 6' 6" max (4.04m x 1.98m) An impressive, refitted kitchen with ample storage with fitted base and wall units, double glazed window to side and double-glazed door to rear garden, integrated fridge and freezer, integrated hob, oven and cooker hood, sink unit with mixer tap over, upstand and tiled splashback, door gives access to the ground floor wet room.

GROUND FLOOR SHOWER ROOM Having walk in shower with Rainfall and handheld mixer, wall mounted wash hand basin, low level flush WC, frosted double glazed window to side, fully tiled, door to the utility cupboard which has space and plumbing for a washing machine and space for a tumble dryer.

ENTRANCE VESTIBULE Having composite door to the vestibule with window over. Inner door with window light over to the hallway.

HALLWAY Having doors to the Lounge and the Dining Room, understairs recess storage area.

DINING ROOM 11' 8" to front of box seat x 8' 10" (3.56m x 2.69m) Having double glazed window to front with box seat storage under the bay, feature fireplace, recessed area with shelving and storage space, radiator and laminate flooring.

FIRST FLOOR LANDING Having radiator and doors to the 2 bedrooms and shower room.

BEDROOM ONE 12' 2"max x 11' 2" (3.71m x 3.4m) Having double glazed windows to the front, radiator to wall.

BEDROOM TWO 12' 4" x 9' 4" max (3.76m x 2.84m) Having double glazed window to rear and radiator

FIRST FLOOR SHOWER ROOM Having walk in shower with Rainfall and handheld mixer, low level flush WC, wall mounted wash hand basin, frosted double glazed window to rear, partially tiled and door to storage cupboard.

OUTSIDE To the front there is a driveway with off road parking.

To the rear is a good sized rear garden with fencing to the perimeter, patio area and low maintenance artificial grass area, outdoor modern summer house with electrical power.

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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