



Property Description

Set in a cul de sac this largely extended three bedroom end terraced property must be viewed to be fully appreciated. The property has superb access to main roads, local amenities and railways and briefly comprises: entrance porch, lounge, kitchen/diner, kitchen, conservatory, three bedrooms, master bedroom having spacious en-suite, family bathroom, low maintenance garden and ample off road parking to the front and side lawned plot. The property also benefits from a newly fitted Worcester Bosch Boiler. In more detail the property comprises:

ENTRANCE HALL Having double glazed composite door to front with double glazed windows either side and to sides, down lighting, single radiator, laminate floor and doors to:

LOUNGE 25' 05" max x 12' 01" (7.75m x 3.68m) Having double glazed bow window to front, double glazed French doors to garden, two double radiators, electric fire with full marble surround, two ceiling light points with roses and coving.

KITCHEN/DINER 13' 10" x 10' 02" (0m x 3.1m) Dining Area: 10" x 10' 02" (0m x 3.1m) Having double glazed bow window to front, double radiator, laminate floor, under stairs storage unit, ceiling light point with rose, coving, two wall lights and door to kitchen

KITCHEN AREA 13' 3" x 8' (4.04m x 2.44m) Fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed French doors to conservatory, one and a half bowl sink, roll top work surfaces, full tiling to walls, tiled floor, gas and electric cooker point, plumbing for washing machine and dishwasher, two ceiling light points and coving.

CONSERVATORY 13' 07" x 11' 04" (4.14m x 3.45m) Being UPVC construction with double glazed windows to rear and side, double glazed French doors to patio, laminate floor and wall light.

FIRST FLOOR LANDING Having loft access, two ceiling light points and doors to:

BEDROOM ONE 12' 01" x 11' 09" (3.68m x 3.58m) Having double glazed French doors to Juliet Balcony, double glazed window to front, single radiator, loft access, ceiling light point with rose, coving and door to en-suite.

EN-SUITE Having double glazed window to rear, double shower cubicle, low level WC, pedestal wash hand basin, extractor fan, full tiling to walls, tiled floor, heated chrome towel rail and ceiling light point.

BEDROOM TWO 12' 00" x 10' 02" (3.66m x 3.1m) Having double glazed window to front, double glazed French doors to Juliet Balcony, built-in wardrobes and cupboard over stairs, single radiator, ceiling light point with rose and coving.



BEDROOM THREE 10' 00" x 7' 00" into wardrobes (3.05m x 2.13m) Having double glazed window to rear, fitted wardrobes, single radiator, ceiling light point with rose and coving.

FAMILY BATHROOM Having double glazed window to rear, panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, full tiling to walls, tiled floor, heated chrome towel rail and ceiling light point.

OUTSIDE

REAR GARDEN There is a low maintenance garden mainly laid to Astro turf, with block paved patio area and gated side access.

FRONT There is ample block paved off road parking and a fenced off lawned area, borders with shrubs

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 16 Mbps.
 Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 259 Mbps.
 Highest available upload speed 39 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
 Highest available upload speed 100 Mbps.
 Networks in your area - Openreach & Virgin Media.

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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

