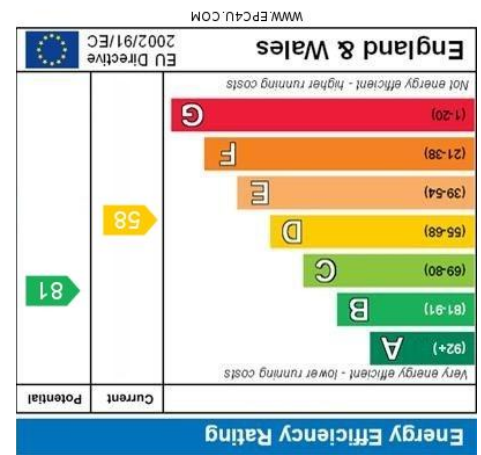


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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
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 Conveyor.



Walmley | 0121 313 1991



- AN EXTENDED THREE BEDROOM TRADITIONAL SEMI
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FAMILY BATHROOM AND SEPARATE SHOWER
- GARAGE AND MULTI VEHICLE DRIVEWAY

Ewell Road, Erdington, Birmingham, B24 9EA

Offers In Excess Of
£325,000



Property Description

POPULAR RESIDENTIAL LOCATION - An excellent opportunity to acquire this extended traditional style semi-detached property offering scope and potential to extend. This home boasts a welcoming reception hallway, two reception rooms, offering ample space for entertaining and relaxation. The extended open plan kitchen/diner provides a versatile area for culinary activities and dining experiences. With three bedrooms, there is plenty of room for a growing family or those in need of a home office or guest room. Outside, the property is set on a generous plot set back behind a multi vehicle driveway giving access to the garage and to the rear is a well maintained enclosed rear garden.

Situated in a convenient area with easy access to public transport links, nearby schools, and local amenities, this property is ideal for individuals seeking a well-connected lifestyle.

The property provides a blank canvas for renovation and personalisation. Whether you are looking to create a stylish modern abode or a cosy traditional retreat, this property offers a fantastic opportunity to tailor a home to your tastes and requirements.

Don't miss out on the chance to transform this property into your dream home. Contact us today to arrange a viewing and start envisioning the possibilities that await in this tradition style semi-detached gem. Which is available with NO UPWARD CHAIN.

Outside to the front the property occupies a generous plot set back behind a double width block paved driveway providing access to the garage, neat lawned fore garden with a variety of shrubs and trees and walled perimeter.

ENTRANCE PORCH Being approached by a double glazed entrance door with matching side screens.

WELCOMING RECEPTION HALLWAY Approached by a double glazed reception door with matching side screens, radiator, stairs off to first floor accommodation with useful under stairs storage cupboard, doors off to reception rooms and extended kitchen/breakfast room.

FRONT RECEPTION ROOM 15' 03" into bay x 11' 10" max (4.65m x 3.61m) With walk in double glazed bay window to front, coving to ceiling, chimney breast with open fire place, radiator.

EXTENDED LOUNGE 19' 00" x 10' 08" max 9' 09" min (5.79m x 3.25m) Having a chimney breast with fireplace, coving to ceiling, radiator and double glazed sliding patio doors giving access to rear garden.

EXTENDED "L" SHAPED KITCHEN/BREAKFAST ROOM 16' 03" max 8' 02" min x 15' 02" max (4.95m x 4.62m) Kitchen area having a matching range of wall and base units, with work top surfaces over, incorporating inset stainless steel sink unit, with side drainer and tiled splash back surrounds, fitted gas hob with built in electric cooker beneath, space and plumbing for washing machine, space for fridge, double glazed window to rear, door through to utility and opening through to breakfast area.

Breakfast area having space for table and chairs, tiled floor, radiator, wall mounted gas central heating boiler and double glazed window to rear.

SIDE VERANDAH Having doors to front and rear elevations, window to side and pedestrian access door off to garage, door through to kitchen and door through to guest cloakroom.

GUEST CLOAKROOM Having low flush WC.

LANDING Approached by a turning staircase passing opaque double glazed window to side with doors off to bedrooms and bathroom.

BEDROOM ONE 14' 09" into bay x 9' 01" to wardrobe (4.5m x 2.77m) Having a range of built in wardrobes with shelving and hanging rail, with storage cupboard above, radiator, double glazed bay window to front.

BEDROOM TWO 12' 00" x 9' 09" to wardrobe (3.66m x 2.97m) Having built in double wardrobes, radiator and double glazed window to rear elevation.

BEDROOM THREE 8' 00" max 7' 10" min x 6' 11" (2.44m x 2.11m) Built in double wardrobe with shelving and hanging rail with storage cupboards above, radiator and double glazed window to front elevation.

FAMILY BATHROOM Having a four piece suite comprising panelled bath, low flush WC, pedestal wash hand basin, part tiling to walls, fully tiled enclosed shower cubicle with electric shower over, airing cupboard, radiator and opaque double glazed window to rear elevation.

GARAGE 14' 01" x 12' 05" (4.29m x 3.78m) Having up and over door to front, light and power and pedestrian access door through to veranda. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE There is a good sized Westerly facing garden with paved patio leading to a neat lawned garden with an abundance of shrubs and trees with fencing to perimeter, further paved patio area, security lighting.

Council Tax Band C 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 Hi highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 8 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.

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