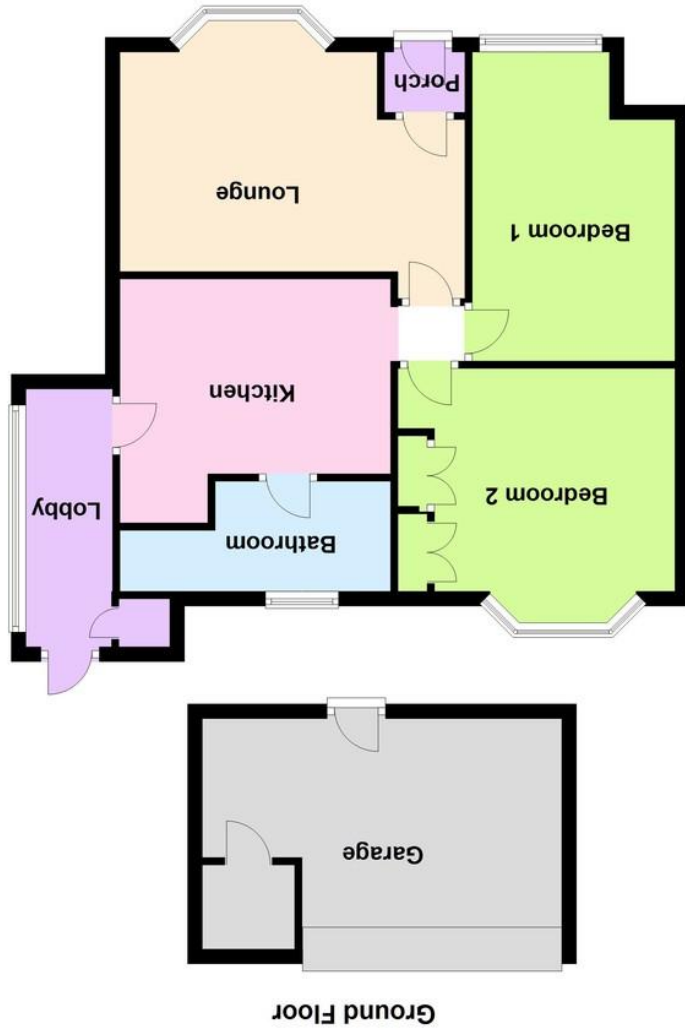


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.
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Please feel free to relay this to your Solicitor or License Conveyor.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current Rating	66
Target Rating	87
WWW.EPC4U.COM	

Walmley | 0121 313 1991



- A TWO BEDROOM SEMI DETACHED BUNGALOW
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- BATHROOM
- REAR DETACHED GARAGE AND DRIVEWAY

52 Deakin Road, Birmingham, B24 9AN

£175,000

Property Description

Presented for sale is a semi-detached bungalow that possesses a wealth of potential for the discerning buyer. The property which offers scope and potential, providing an excellent opportunity for those looking to put their personal stamp on their next home.

The accommodation boasts a well-planned layout with a total of two bedrooms, a bathroom, a kitchen, and a reception room. The reception room is a generous space, perfect for relaxation and entertainment. The kitchen, while requiring some updates, has the potential to be a fantastic cooking space. The bedrooms provide cosy spaces that can be personalised to your taste, while the bathroom, although requiring some modernisation, has the potential to be a tranquil oasis.

The property is located in a convenient location with excellent public transport links, making daily commuting easy. For those with children, the proximity to schools is a notable advantage. Additionally, nearby parks are available for recreational activities and leisurely walks.

Unique features of this property include a detached garage to the rear, offering secure parking or additional storage space, and a garden, which provides a perfect outdoor space to enjoy during the warmer months.

This property is an ideal opportunity for buyers who are looking to create a home that suits their personal tastes and requirements. With its excellent location and potential, this semi-detached bungalow represents a fantastic opportunity for a project that could result in a charming and personalised home.

Outside to the front the property is set back from the road behind a gated driveway providing ample off road parking, shingle fore garden, external lighting and gated access to the rear.

ENCLOSED PORCH Being approached by a leaded double glazed entrance door with glazed reception door leading through to lounge.

LOUNGE 11' 05" into bay x 15' 06" max (3.48m x 4.72m) Having double glazed bay window to front and double glazed bay window to side, radiator and door leading through to inner hall way.

INNER HALLWAY Having doors off to bedrooms and kitchen.

KITCHEN 11' 00" max x 8' 09" (3.35m x 2.67m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, mixer tap and tiled splash back surrounds, fitted hob with extractor set in canopy above, built in double oven, space for appliances, built in storage cupboard, door leading out to veranda and door through to bathroom.

BATHROOM Having a suite comprising a corner suite, pedestal wash hand basin, low flush WC, radiator, full tiling to walls, opaque double glazed window to side elevation.

BEDROOM ONE 13' 11" x 8' 05" max 6' 02" min (4.24m x 2.57m) With double glazed window to front, radiator.

BEDROOM TWO 11' 11" into bay x 11' 06" max (3.63m x 3.51m) Having a built in wardrobe, radiator and walk in double glazed window to rear.

GARAGE 16' 02" x 12' 09" max 8' 10" min (4.93m x 3.89m) Having light and power, up and over door to front and pedestrian access door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a low maintenance enclosed garden with raised paved patio with steps down to low maintenance paved garden with lawn, raised planted borders, fencing to perimeter, green house.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data are likely to be 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 80 Mbps. Highest available upload speed 20 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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