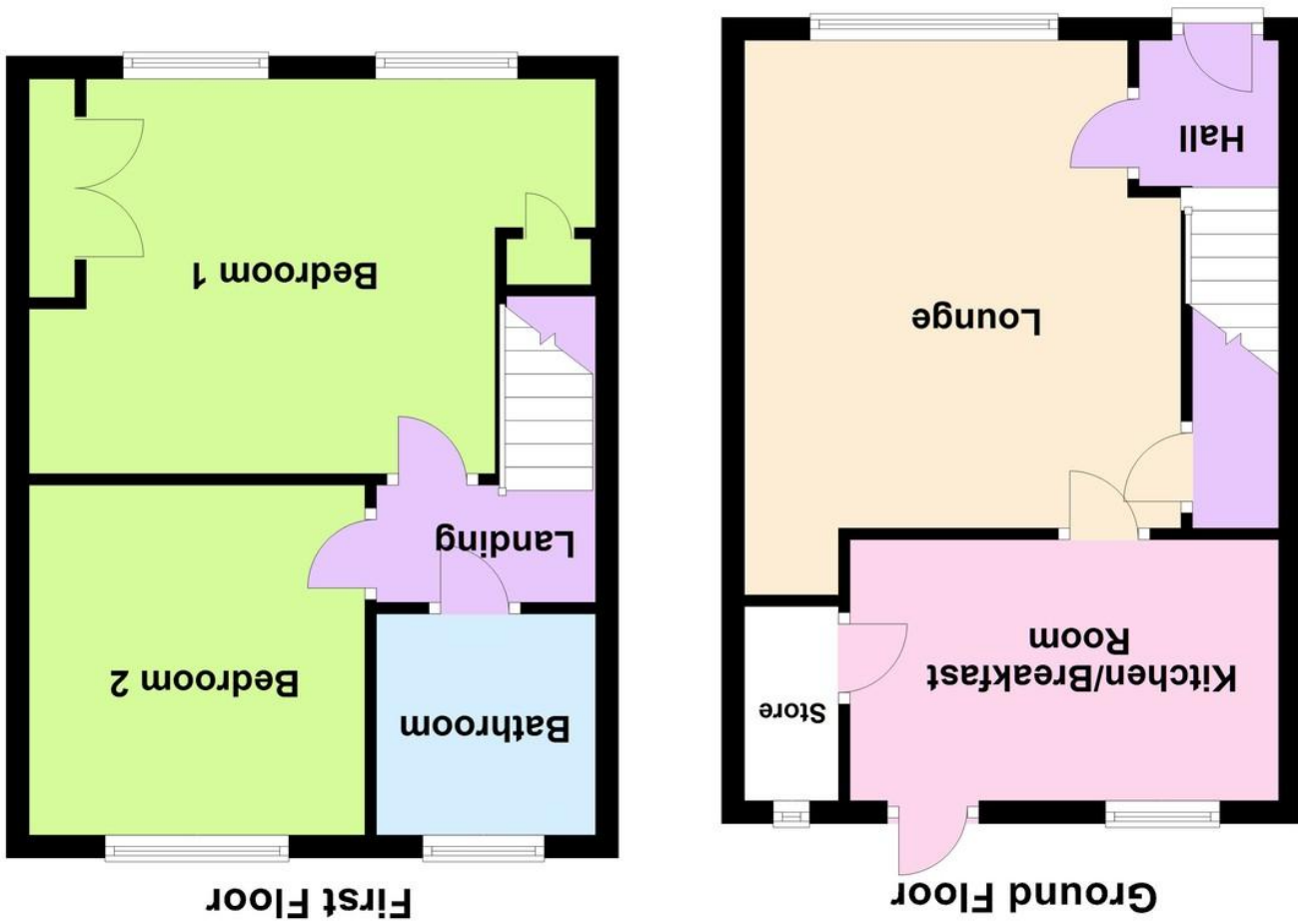


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	90

Walmley | 0121 313 1991



- A RECENTLY REFURBISHED TWO BEDROOM MID TERRACED
- ATTRACTIVE LOUNGE/DINER
- MODERN REFITTED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN

Bletchley Road, Erdington, Birmingham, B24 0PT

£195,000



Property Description

RECENTLY REFURBISHED THROUGHOUT - This immaculate presented mid terraced house is situated in this popular residential location and is ideally situated for public transport links, making daily commuting hassle-free. For families, the proximity to local schools is undoubtedly a plus. Local amenities are, nearby parks offer refreshing green spaces for leisurely walks or sports activities.

The accommodation which has undergone many cosmetic improvements throughout briefly comprises:- An inviting reception hallway, the attractive lounge providing a warm and inviting environment perfect for relaxing with the family. To the heart of the home is the recently refurbished kitchen/breakfast room with built-in appliances and fitted breakfast bar. This open and inviting space makes for delightful home-cooked meals and cherished family moments. To the first floor are two spacious bedrooms and a newly refurbished family bathroom.

Outside to the front the property is set back behind a paved frontage and to the rear is the good sized enclosed garden. This outdoor space is perfect for those who enjoy gardening or simply want to bask in the sun during the warmer months.

Early internal viewing of this superb property is advised and is available with NO UPWARD CHAIN.

Outside to the front the property is set back behind a paved frontage with block paved pathway.

RECEPTION HALLWAY Being approached by a double glazed entrance door with laminate flooring, staircase with balustrade off to first floor accommodation, door through to lounge.

LOUNGE 13' 01" max 11' 11" min x 13' 02" (3.99m x 4.01m) Focal point to room is a chimney breast with a feature cast iron fireplace with surround and hearth, coving to ceiling, radiator, built in storage cupboard, double glazed window to front, useful under stairs storage cupboard and door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13' 02" x 6' 07" (4.01m x 2.01m) Having being comprehensively refitted with a matching bespoke range of wall and base units with worktop surfaces over, incorporating inset sink unit with hose style mixer tap with complementary tiled splash back surrounds, fitted halogen hob with extractor hood over, built in electric cooker beneath, integrated dish washer, integral washing machine, integrated fridge/freezer, fitted breakfast bar, two double glazed windows to rear, useful built in walk in pantry with double glazed window to rear and opaque double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached from staircase from reception hallway, access to left and doors off to bedrooms and bathroom.

BEDROOM ONE 16' 02" into wardrobe max 10' 09" to wardrobe min x 9' 08" max (4.93m x 2.95m) Having two double glazed windows to front, two useful built in storage cupboards one of which houses gas central heating boiler, radiator.

BEDROOM TWO 9' 00" x 9' 08" (2.74m x 2.95m) With double glazed window to rear, radiator.

BATHROOM Having being reappointed with a white suite, comprising panelled bath with electric shower over and fitted shower screen, pedestal wash hand basin, opaque double glazed window to rear elevation.

OUTSIDE to the rear there is a good sized enclosed garden with full width paved patio, leading to neat lawn with a variety of shrubs and trees, with fencing to perimeter.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for EE, Three & O2 limited availability for Vodafone and data likely availability for EE & Three limited availability for O2 & Vodafone
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 0.9 Mbps.
 Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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. 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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