



418 Garretts Green Lane

Sale Price - £185,000



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Property Co.**

418 Garretts Green Lane Birmingham, B33 0SF

Tenure - Freehold
EPC Rating - C
Council Tax Band - D

Sort after well-maintained non-standard construction end terrace house. The property offers both double glazing and part glazing and gas central heating

The accommodation briefly comprises; entrance porch, reception hall, spacious lounge, breakfast kitchen/dining room, utility and wc, first floor landing, two bedrooms, family bathroom and separate wc, front garden driveway, garage and a large rear garden.

PROPERTY OVERVIEW

This property has a warm welcoming enclosed entrance porch leading to hallway with access to first floor, hallway storage cupboard, separate large lounge with feature fireplace, double glazed window to front of property with radiator, internal door leading to dining area and open plan spacious breakfast kitchen with fitted wall and base units, single glazed window with internal door leading to utility with a range of wall units and work surfaces plus plumbing for white goods and wc with door leading to rear garden.

First Floor

Landing with loft access via hatch area, door leading to bedroom one consisting of two double glazed windows, radiator and fitted bedroom units and wardrobes. Bedroom two with double glazed window and radiator. Family bathroom having panelled bath with electric shower over, wash basin inset to a vanity unit, partly tiled walls, radiator and double-glazed window.

Separate low flush wc and double-glazed window.

Outside

Access to property via dropped kerb to front garden having a low wall, mostly lawned with flower bed borders, paved pathway and shared driveway to garage with up and over door with gate to rear timber fenced perimeter and beautifully laid out garden with slabbed patio area, artificial lawn, shed and slabbed pathway to top of the garden.



PROPERTY LOCATION

FANTASTIC location near to Lea Hall train station with connections to Birmingham International, Birmingham Airport and the NEC

TENURE Freehold
EPC Rating: C
COUNCIL TAX Band B

Lounge
14'11" x 11'4" (4.55m x 3.45m)

Kitchen/Dining Room
9' x 17'7" (2.75m x 5.35m)

Utility
4' 9" x 7'9" (1.21m x 2.37m)

Downstairs WC
3'2" X 7'9" (0.97' X 2.37M)

Bedroom One
12'4" x 11'8" (3.76m x 3.55m)

Bedroom Two
8'9" x 9'8" (2.66m x 2.94m)

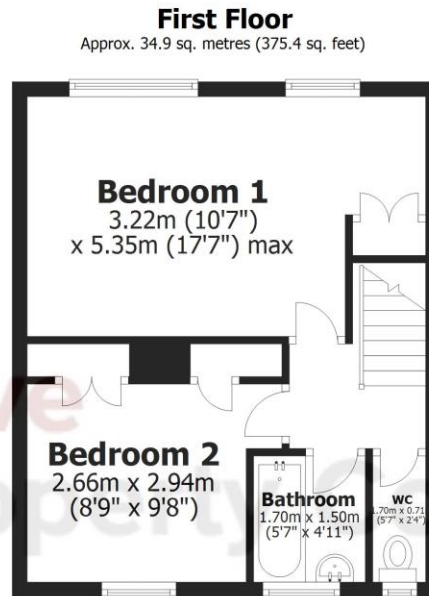
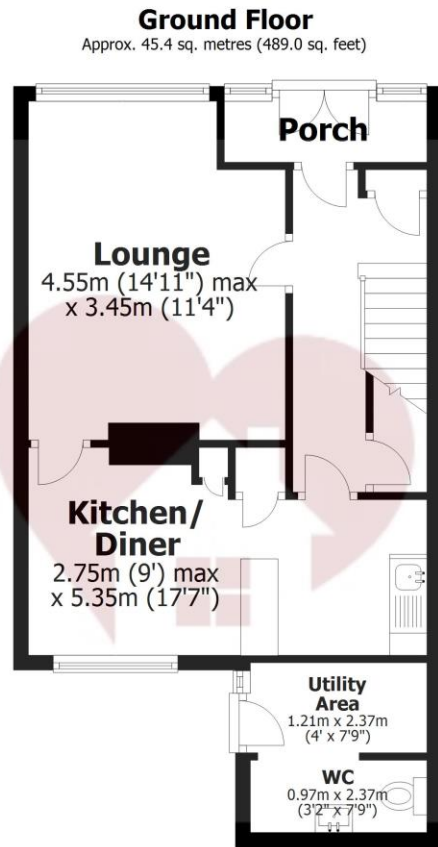
Bathroom
5'7" x 4'11" (1.70m x 1.50m)

WC
5'7" x 2' 4" (1.7m x 0.71m)

Garage
17' x 8' (5.18 m x 2.44m)

Total Square Footage
864.5 sq. Feet (80.3 sq. metres) approx.





Total area: approx. 80.3 sq. metres (864.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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