

**CHARMING TWO BEDROOM MID TERRACE HOUSE IN A
PRIME LOCATION**



**27 COTTERIDGE ROAD
COTTERIDGE
BIRMINGHAM B30 3AZ**

- Convenient and popular location just off Pershore Road
- Delightful living room into dining room
- Bright galley kitchen with additional utility area
- Two double bedrooms and spacious first floor bathroom
- Useful lined and boarded loft space
- Long private rear garden with large workshop/ storage shed

Offers Around £215,000

A two bedroom mid terrace house in a prime location near Pershore Road, accessible to a range of local shops and restaurants and is well-connected with public transport in and out of Birmingham centre. The house is situated in a quaint road tucked away from the high street and is in close proximity to picturesque canal and park walks. This property is ideal for the first time buyer, downsizer or a 'buy to let' investor.

THE ACCOMMODATION COMPRISES

APPROACH via a slabbed garden leading to front upvc door, with small brick wall surrounding the garden and a single wrought iron gate to the right of property for rear garden access.

CHARMING LIVING ROOM 11' 2" x 11' 11" spacious living area, semi-open plan lounge, opening to dining area. Carpeted throughout, with classic wooden fireplace and marble fire surround. Upvc double glazed window to the front of the house.

DINING AREA 11' 2" x 11' 11" situated through a semi-open plan living room, carpeted with door leading to the staircase to the first floor. Upvc window looking out to the garden and door leading to the kitchen.



FITTED KITCHEN 6' 1" x 9' 11" beautiful galley kitchen with a range of modern white units below and above a shiny green and black worktop. Stainless steel sink and taps, 4 gas hob and electric oven, with a stainless steel cooker hood. Elegant green marble effect tiles on walls, continuing through to the utility room, with the odd cream tile in between, which has a white, orange and green flower and white, orange and green flower border of tiles above. Upvc double glazed window above the sink. Green and orange marble effect tiled floor, continuing through the utility.

UTILITY 10' 1" x 6' 6" Upvc double glazed windows surrounding the utility, making it a bright space, capturing natural light. The same design running from the kitchen, with white units above and below the same worktop. Space for a washer and dryer and fridge freezer. Upvc back door with obscure double glazed window leading out to the back garden.



FIRST FLOOR

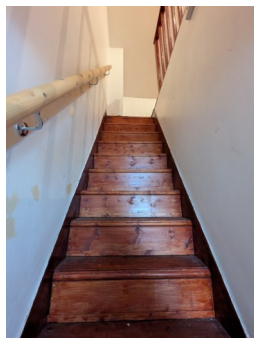
LANDING 15' 2" x 2' 8" Doors off to:-

BEDROOM ONE 11' 2" x 12' Double bedroom, carpeted with upvc double glazed window looking out to the street and radiator under the window.

BEDROOM TWO 8' 2" x 12' Double bedroom, carpeted with door opposite leading to the loft space with a steep fixed staircase. Upvc double glazed window looking out to the garden.

SPACIOUS BATHROOM 6' 1" x 9' 8" with a white suite comprising panel bath with integral shower attachment, white basin, low level flush WC, white tiles along the full wall of the bath and a few above the basin. Vinyl wood effect floor and upvc double glazed window with obscure glass.

LOFT SPACE 14' 3" x 11' 3" (maximum measurements) accessed from the second bedroom with a steep fixed staircase leading to a lined loft area with lighting providing excellent storage space.



OUTSIDE

REAR GARDEN Long garden with large concrete workshop/ storage shed situated at the end of the garden sat on slabs, with a wooden door and corrugated roof. Partly slabbed garden from the back of the house and grass continuing to the workshop. Fencing either side of the garden benefitting from not being overlooked. Gate opposite the back door opening to the side entrance.



GENERAL INFORMATION

TENURE We are informed that the property is Freehold
VIEWING By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating 'E50'
COUNCIL TAX Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.