

FOR SALE



Trenchard Close, Sutton Coldfield

2 Bedrooms, 1 Shower Room, End Terraced Property

Offers In Excess Of £218,000

MARTIN & CO

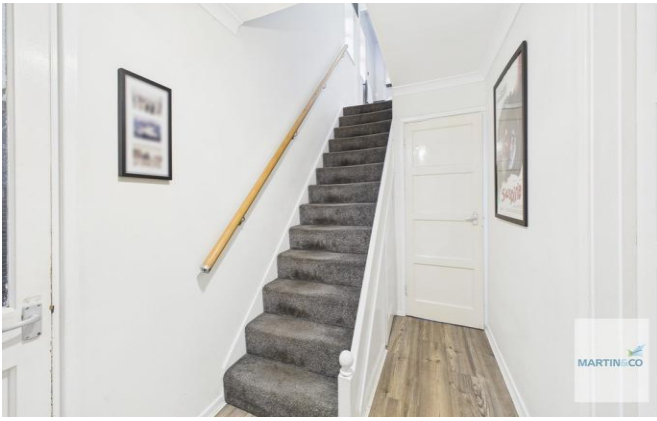


- END TERRACED PROPERTY
 - TWO BEDROOMS
 - LOUNGE
 - FITTED KITCHEN
 - SHOWER ROOM
 - PORCH
 - INTERNAL VIEWING
- RECOMMENDED**

Martin & Co are pleased to offer this spacious end terraced property situated in a cul de sac location within easy reach of local amenities, schools, shops and transport links. This accommodation comprises a welcoming porch entrance with hallway leading to the fitted kitchen with wall and base units, good sized lounge to the rear ideal to relax in. Two good sized double bedrooms accompanied by the shower room with three piece suite.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside is a mature good sized garden with an ample patio ideal for garden furniture a perfect setting for relaxing or entertaining.



PORCH

HALLWAY

FITTED KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m)

LOUNGE 22' 3" x 7' 5" (6.78m x 2.26m)

LANDING

BEDROOM ONE 12' 0" x 8' 8" (3.66m x 2.64m)

BEDROOM TWO 10' 11" x 9' 3" (3.33m x 2.82m)

SHOWER ROOM 5' 11" x 5' 3" (1.8m x 1.6m)

FRONT & REAR GARDEN

GENERAL INFORMATION COUNCIL TAX BAND – A

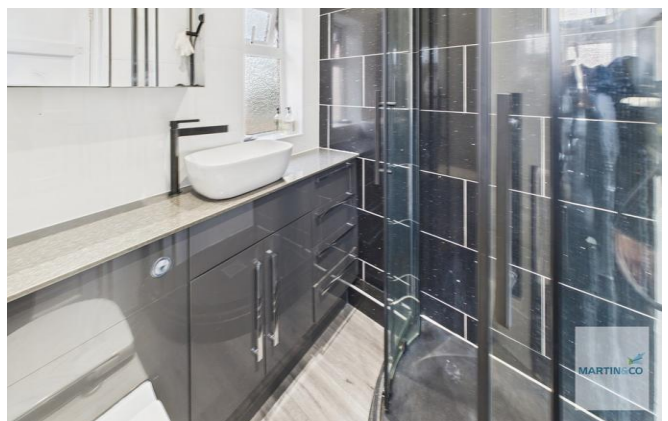
Once offer agreed there is a requirement of exchange of contracts in 4 to 6 weeks (depending on size of chain) from issue of contracts

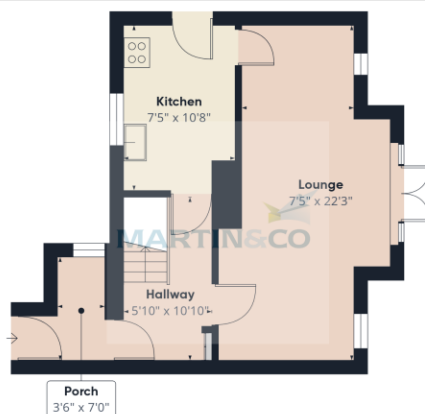
FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Floor 0



Floor 1

Approximate total area¹
687 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.