

Cottons

CHARTERED SURVEYORS

75 Rawlings Road, Bearwood,
Smethwick, B67 5AD

Offers in the Region Of
£220,000



- Modernised Traditional Mid-Terrace Home
- Two Double Bedrooms
- Well Presented Kitchen with Double French Doors to Rear Garden
- EPC Rating: D
- Through Lounge
- Re-Fitted First Floor Bathroom with Separate Shower Cubicle

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A BEAUTIFULLY PRESENTED and EXTENDED Edwardian Mid Terrace Home within the highly desirable location of BEARWOOD. Viewings VITAL to appreciate quality of location and accommodation on offer.

Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase comprises; fore court, inner vestibule, through lounge, inner hallway, extended kitchen with French doors, two double bedrooms, modern bathroom with separate shower cubicle and landscaped rear garden.

Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

B

Location

The property is situated on a popular residential area off Bearwood Road (A4030), conveniently located;

- within 0.5 miles of Bearwood Road Shopping District.
- circa. 2.8 miles from Five Ways Train Station.
- circa. 3 miles from Birmingham City Centre.
- circa. 3.6 miles from Junction 3 of the M5.

Description

A traditional Edwardian mid-terrace home of traditional brick construction with a slate tile pitch roof.

The property has been sympathetically modernised and improved by the owner and is in a well-presented condition throughout.

Benefiting from uPVC double glazing and combi gas central heating system.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Vestibule, through lounge, inner hallway, well presented kitchen with double French doors providing views and access to rear garden.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), re-fitted bathroom having bath, shower cubicle, wash basin and WC.

Outside

To the front a well-presented fore court with Minton tiled path and to the rear a landscaped garden.

Availability

Our client is offering the property with no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747
sales@cottons.co.uk

Residential Lettings

0121 247 2299
lettings@cottons.co.uk

Auctions

0121 247 2233
auctions@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747
commercial@cottons.co.uk

Property Management

0121 247 2030
property@cottons.co.uk

Energy Performance Certificates

0121 247 2299
epc@cottons.co.uk

Landlords Property Insurance

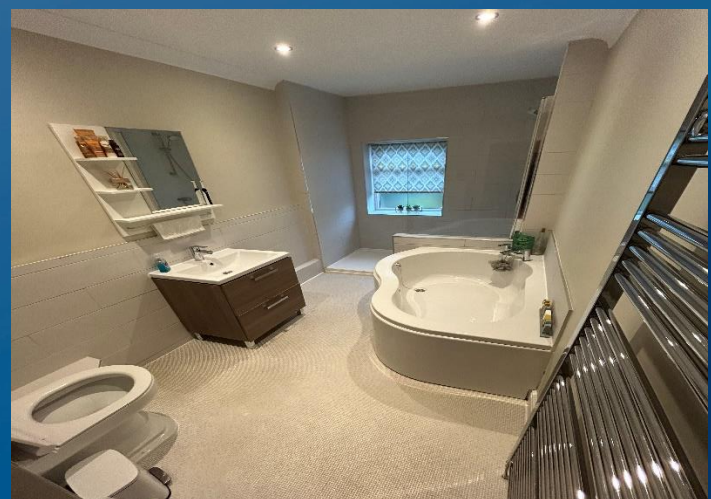
0121 247 2030
insurance@cottons.co.uk

RICS Valuation Surveys

0121 247 4747
sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



75 Rawlings Road

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft

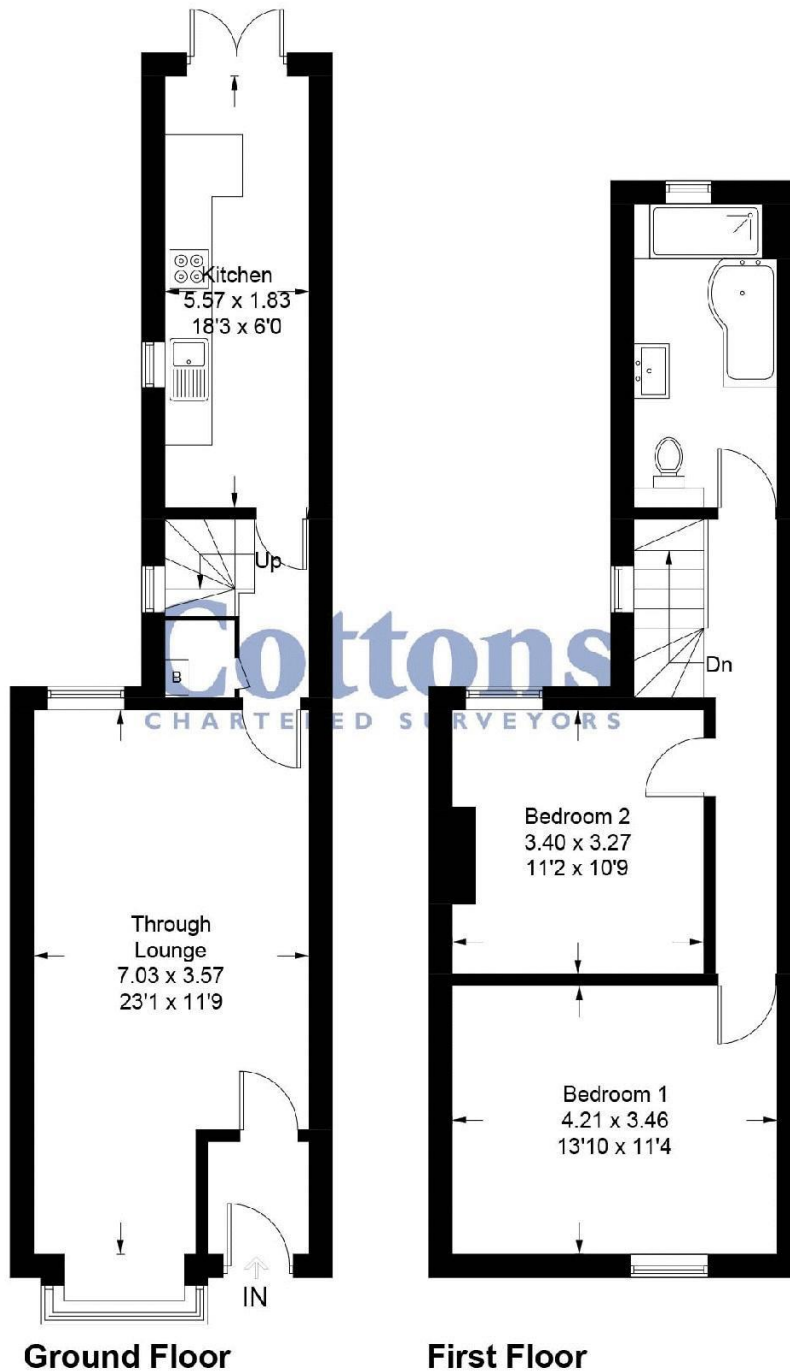


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084733)

Cottons
CHARTERED SURVEYORS

0121 247 4747

This plan is for illustration purposes only and may not be to scale or representative of the property.

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

domalley@cottons.co.uk