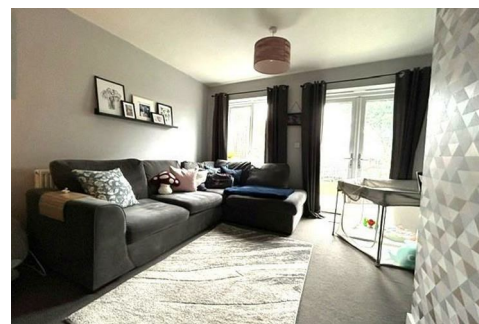




HOPKINS & DAINTY

ESTATE AGENTS



Hayes Grove, Birmingham, B24 0HR

£205,000

PART EXCHANGE CONSIDERED* **NO UPWARD CHAIN** £500 TOWARDS SOLICITOR FEES** OPEN 7 DAYS A WEEK-
HOPKINS & DAINTY of TICKNALL bring to the market, this modern two bedroom semi detached house. Offering a perfect home for a first time buyer or family. Located in a highly convenient position for Birmingham commuters.

Comprising: Entrance Hall, with a Guest WC, rear Lounge with French doors leading out onto the large easy maintenance rear garden. Kitchen with integrated electric oven and hob. On the first floor, the landing provides access to two Bedrooms and the main family Bathroom. The property has gas central heating and double glazing. Outside, there is front driveway parking and an enclosed rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall 10'4" x 3'8" (3.17 x 1.14)

Modern White door leading to the entrance hall, doors to guest WC, kitchen and lounge, stairs leading to the first floor. Central heating radiator.

Kitchen 10'3" x 5'10" (3.14 x 1.78)



Contemporary pale grey base and wall cupboards with grey stone effect work surfaces. Built in electric oven and hob with stainless steel splashback. Stainless steel one and half bowl sink, Space for fridge freezer and washing machine.

Guest WC. 5'10" x 3'10" (1.79 x 0.92)



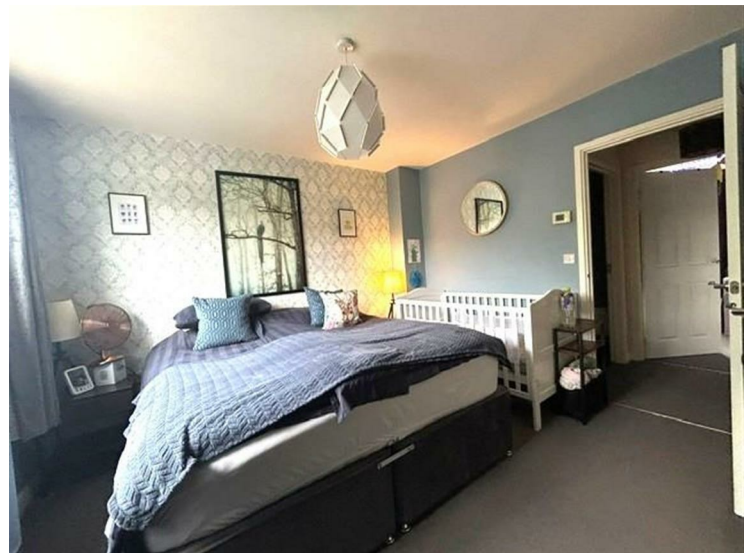
Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Lounge 13'5" (max) x 13'3" (max) (4.09 (max) x 4.05 (max))



With an under stairs storage cupboard, radiator, double glazed rear window and French doors to the rear garden.

Bedroom 1 11'6" (max) x 13'4" (max) (3.52 (max) x 4.07 (max))



Front double bedroom with a radiator, over stairs storage cupboard, double glazed front window.

Bedroom 2 13'4" x 7'11" (max) (4.07 x 2.43 (max))



Second bedroom with a radiator and double glazed rear window.

Bathroom 6'2" x 6'1" (1.89 x 1.86)



Three piece suite comprising bath with a shower over and curtain, wash hand basin and WC. Tiled splashbacks, a radiator and extractor vent.

Rear Garden



Very large rear garden mainly laid to lawn with patio area, the garden is fenced all around.

Front Elavation.



Attractive modern property with front driveway with room for two cars.

Draft Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this

property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

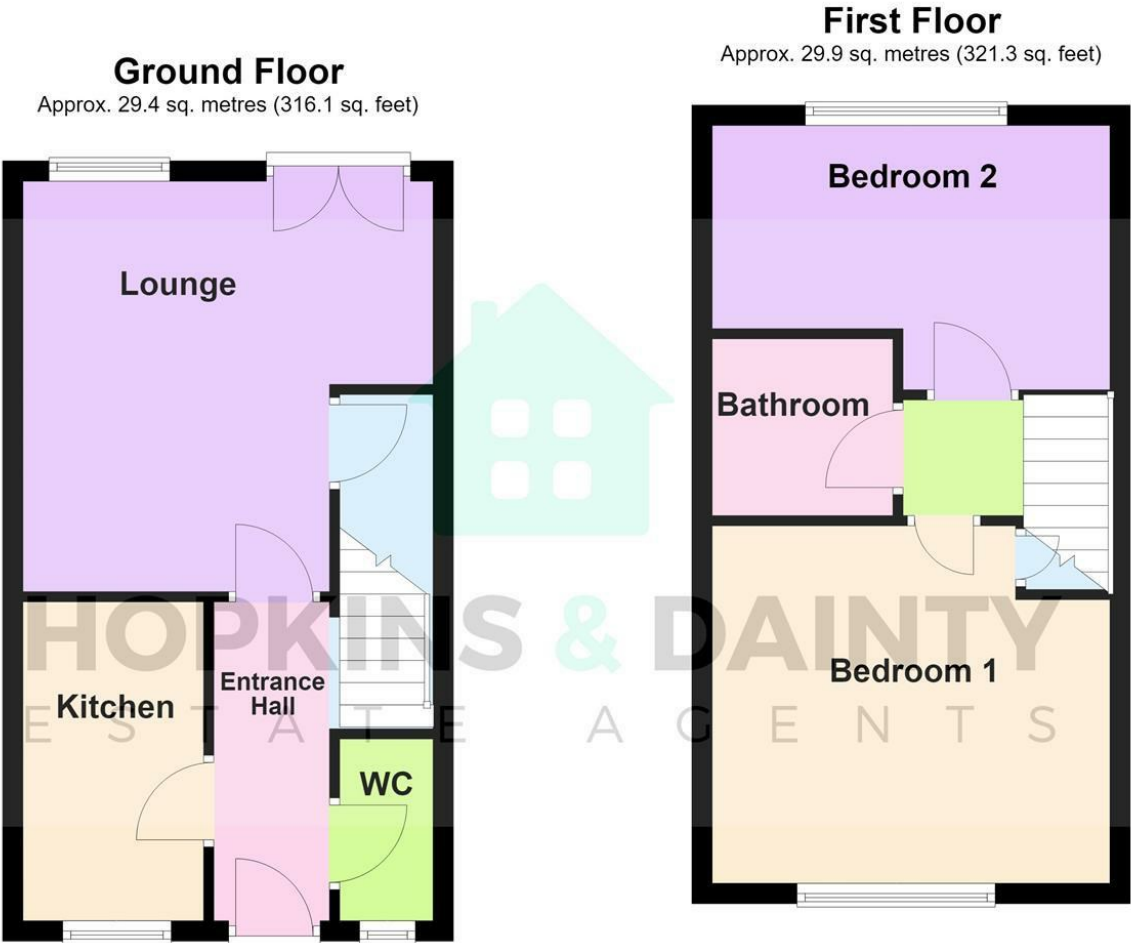
Service Charge.

We understand from the current owner that there is no service charge for this property. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

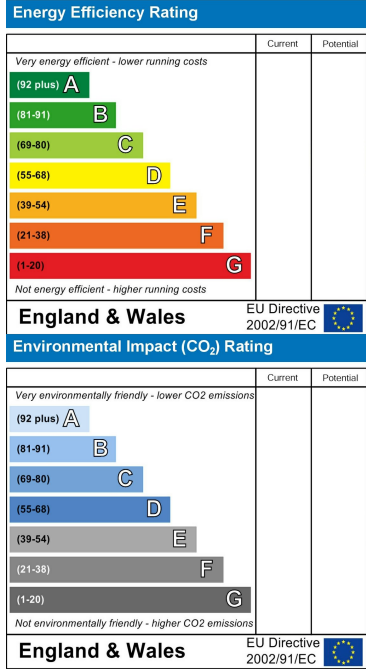
** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.