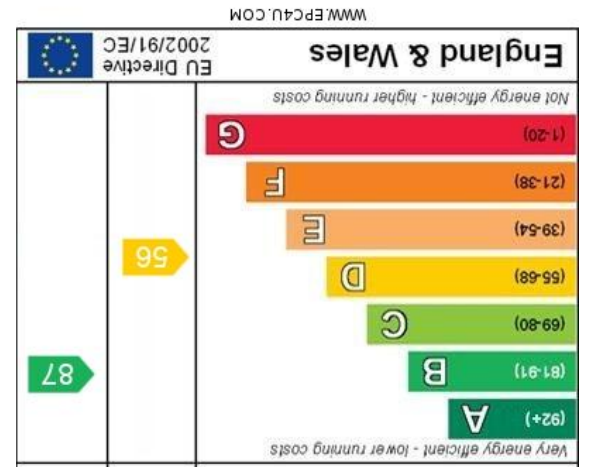


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 88.6 sq. metres (953.9 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- EXTENDED TRADITIONAL STYLE SEMI DETACHED
- SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FAMILY LOUNGE
- GROUND FLOOR WET ROOM AND FIRST FLOOR BATHROOM
- THREE BEDROOMS
- DRIVEWAY

Hansons Bridge Road, Erdington, Birmingham, B24 0PD

£275,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

NO UPWARD CHAIN This extended three bedroomed traditional style semi detached house occupies this popular residential location within easy access of local amenities including local schools and shops, with public transport on hand and transport links providing easy access to Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. Accommodation briefly comprises entrance porch, reception hallway, front reception room, superb open plan kitchen/diner/family room, ground floor wet room, landing, three bedrooms, family bathroom and separate WC. Outside to the front the property is set back behind a driveway and to the rear there is a good sized rear garden at early internal viewing of this property is recommended

Outside to the front the property is set back from the road behind a paved driveway providing off road parking.

ENCLOSED PORCH Being approached by double glazed French Doors with matching side screens.

RECEPTION HALLWAY Being approached by a double glazed entrance door with useful under stairs storage cupboard and stairs off to first floor accommodation and doors through to lounge and open plan kitchen diner/family room.

FRONT RECEPTION ROOM 10' 05" into bay x 10' 03" (3.18m x 3.12m) With double glazed window to front, fireplace, laminate flooring, radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM Kitchen Area 12' 00" x 5' 00" (3.66m x 1.52m) Having a matching range of wall and base units with work top surfaces over incorporating an inset sink unit with mixer tap, with tiled splash back surrounds, fitted gas hob, extractor hood above, built in cooker beneath, space and plumbing for washing machine, fitted breakfast bar and door through to dining area and further opening through to family area.

Family Area 12' 00" x 9' 00" (3.66m x 2.74m) Laminate flooring leading through to:
Dining Area 14' 00" max 12' 04" min x 9' 02" max (4.27m x 2.79m) Having space for dining table and chairs, double glazed window to rear, double glazed French Doors giving access to rear garden, useful built in utility cupboard with plumbing for washing machine and door through to ground floor wet room.

GROUND FLOOR WET ROOM Being fully tiled with pedestal wash hand basin, low flush WC, sealed floor, wall mounted shower, radiator and opaque double glazed window to rear elevation.



LANDING Being approached by a staircase passing a opaque double glazed window to side with doors off to all rooms.

BEDROOM ONE 14' 07" into bay x 9' 06" (4.44m x 2.9m) With double glazed window to front, radiator.

BEDROOM TWO 14' 04" into bay x 9' 06" (4.37m x 2.9m) With double glazed window to rear, radiator.

BEDROOM THREE 6' 04" x 9' 01" (1.93m x 2.77m) With double glazed window to front, radiator.

FAMILY BATHROOM Having a white suite with panelled bath, with mixer tap and shower attachment, wash hand basin with mixer tap, part tiling to walls, opaque double glazed window to rear.

SEPARATE WC Having a low flush WC and opaque double glazed window to side.

OUTSIDE To the rear there is a good sized garden with full width paved patio and steps leading to neat lawn with pathway, hedgerows and fencing to perimeter, rear gated access leading to front of property.

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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