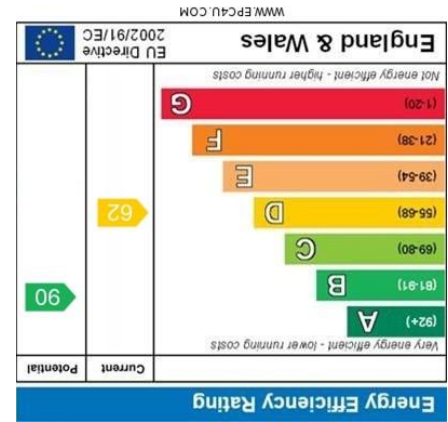


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- THREE BED MID TERRACED PROPERTY
- LOUNGE/DINING ROOM AND CONSERVATORY
- LARGE REAR GARDEN
- NO ONWARDS CHAIN
- EXCELLENT LOCATION

Ebrook Road, Sutton Coldfield, Birmingham, B72 1NY

Offers Over £250,000



## Property Description

Fabulous opportunity to purchase a SUPERBLY POSITIONED MID TERRACED PROPERTY. Situated in a POPULAR RESIDENTIAL AREA and having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. Benefitting from NO UPWARD CHAIN. Call Green & Company to arrange your viewing!

ENTRANCE PORCH 5' 7" x 3' 9" (1.7m x 1.14m) Tiled flooring, door to entrance hall.

ENTRANCE HALL Carpeted, ceiling light, central heating radiator, storage cupboard, power points and stairs to first floor.

LOUNGE/DINING ROOM 19' 2" x 12' narrowing to 10' 9" (5.84m x 3.66m) Wood effect laminate flooring, ceiling light, central heating radiator, double glazed doors to conservatory, door to kitchen and power points.

KITCHEN 8' 11" x 8' (2.72m x 2.44m) Tiled flooring, ceiling light and ceiling spotlights, range of wall and base units, sink, integrated oven and hob, under stairs storage cupboard, central heating radiator, space for white goods, double glazed and door to rear garden.

CONSERVATORY 10' 2" x 7' 10" (3.1m x 2.39m) Wood effect laminate flooring, ceiling light, double glazed window and doors to garden and power points.

FIRST FLOOR LANDING Carpeted stairs and wood effect laminate flooring on the landing, storage cupboard, ceiling light and loft access.

BEDROOM ONE 12' x 10' 11" (3.66m x 3.33m) Wood effect laminate flooring, ceiling light, central heating radiator, power points and double glazed window to front.

BEDROOM TWO 10' 8" x 8' 1" (3.25m x 2.46m) Wood effect laminate flooring, ceiling light, central heating radiator, power points, double glazed window to rear and storage cupboard.

BEDROOM THREE 8' 9" x 7' 11" (2.67m x 2.41m) Wood effect laminate flooring, ceiling light, two double glazed windows to front, central heating radiator, power points.

BATHROOM 8' 8" x 4' (2.64m x 1.22m) Tiled flooring, ceiling light, double glazed window to rear, low level wc, hand wash basin, bath with overhead shower, central heating towel radiator and tiled walls.

OUTSIDE Front courtyard and a rear garden with paved patio, mostly laid to lawn.

Council Tax Band B - 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

