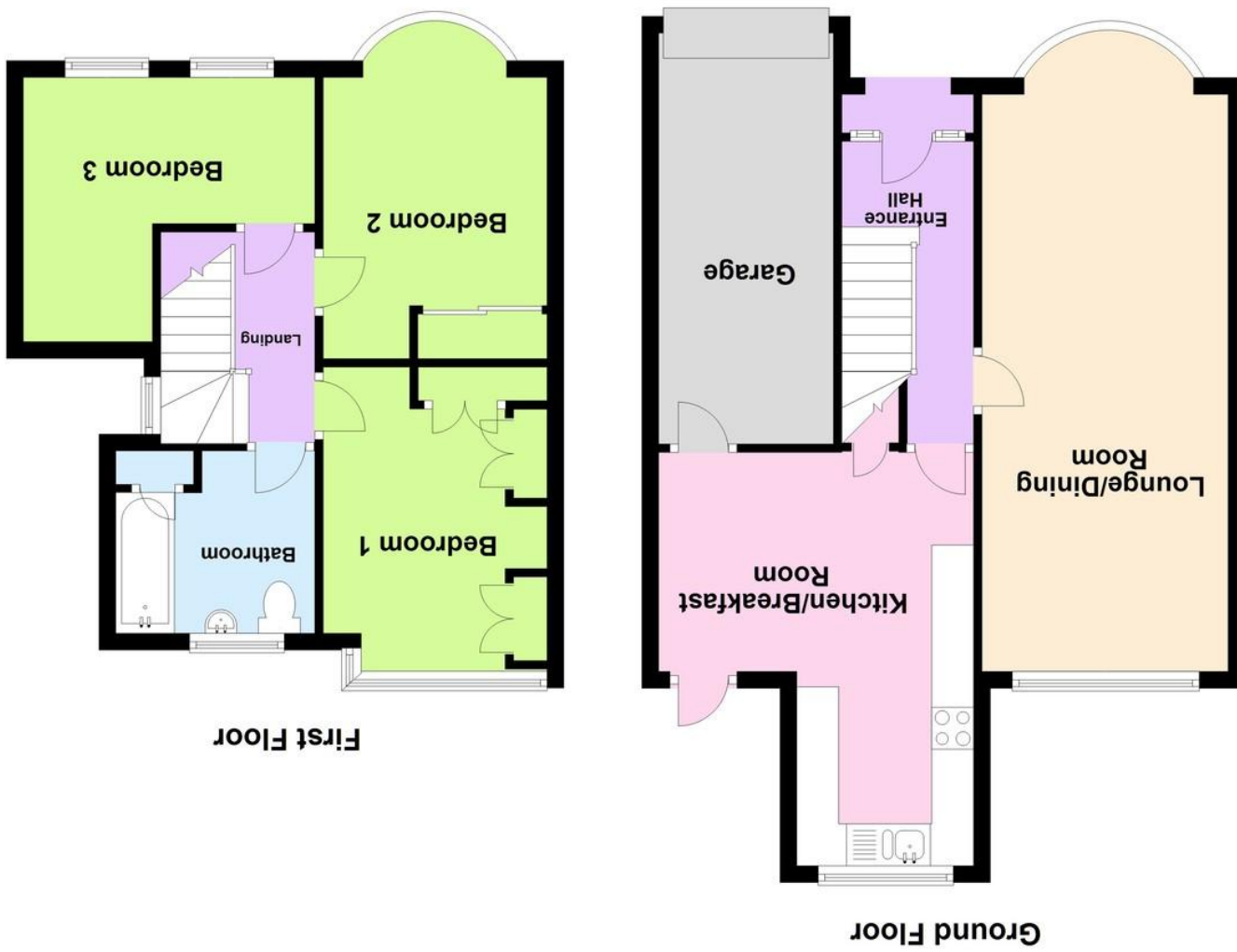
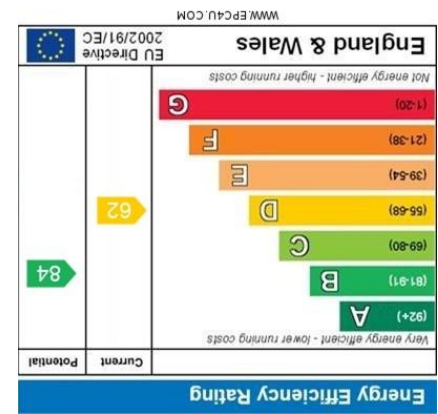


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyancer.



Boldmere | 0121 321 3991



- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GOOD SIZE REAR GARDEN
- LOVELY VIEWS FROM REAR BEDROOM WINDOW

Elizabeth Road, New Oscott,  
 Sutton Coldfield, B73 5AS

Offers Over £300,000

## Property Description

This SEMI-DETACHED PROPERTY is conveniently situated for all amenities, including local shops and schools, with good transport links to Birmingham City Centre. In brief, the property comprises a storm porch, entrance hall, lounge/dining room and kitchen. You have THREE GOOD-SIZED BEDROOMS on the first floor and a family bathroom. Outside you have well-maintained front and rear gardens. Benefitting from having a driveway for off road parking and a garage. Viewing is highly recommended. Call Green & Company to arrange your viewing!

**ENTRANCE HALL** 11' 10" x 5' 2" (3.61m x 1.57m) Carpeted, ceiling light, central heating radiator, power points and stairs to first floor.

**LOUNGE/DINING ROOM** 25' 10" into bay x 9' 8" (7.87m x 2.95m) Carpeted, two ceiling lights, double glazed window to rear, double glazed bay window to front, gas fire, power points, two central heating radiators, space for dining table.

**KITCHEN/BREAKFAST ROOM** 15' max x 12' 1" max (4.57m x 3.68m) L-shaped, narrowing to 6' 11" x 6' 7", kitchen having tiled flooring, three ceiling lights, central heating radiator, power points, part tiled walls, range of wall and base units with soft close doors and draws and pull out spice rack draw, space and plumbing for washing machine, integrated fridge, gas oven, hob and extractor fan, sink and drainer, double glazed window to rear, door to rear garden, door to garage and under stairs storage cupboard/pantry.

**GARAGE** 16' 1" x 6' 10" (4.9m x 2.08m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** 7' 1" x 5' 2" (2.16m x 1.57m) Carpeted, ceiling light, window to side, loft access.

**BEDROOM ONE** 13' 3" x 9' 8" (4.04m x 2.95m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear with lovely views, built-in wardrobes, dressing table, and tv aerial cable.

**BEDROOM TWO** 12' 4" into bay x 9' 8" (3.76m x 2.95m) Carpeted, ceiling light, double glazed bay window to front, central heating radiator, power points and built-in wardrobes.

**BEDROOM THREE** 12' 7" max x 9' 2" max (3.84m x 2.79m) L-shaped, narrowing to 6' 1" x 6' 5", carpeted, two ceiling lights, two central heating radiators, two double glazed windows to front and power points.

**BATHROOM** 6' 9" x 6' 5" (2.06m x 1.96m) Carpeted, ceiling light, double glazed window to rear (emergency fire escape window), airing cupboard housing boiler, low level wc, hand wash basin, bath with overhead shower, tiled walls and central heating radiator.

**OUTSIDE** To the front of the property is a driveway providing off road parking and to the rear of the property is an enclosed rear garden with paved patio area, pond, mostly laid to lawn and mature trees, shrubs and borders. There is also a shed which benefits by having power to it.

**AGENT NOTES** The boiler is a combi boiler, approx. 2/3 years old.

The property doesn't have smart or water meters.

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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

