

The image displays two floor plans for a house, labeled 'First Floor' and 'Ground Floor'.

First Floor: This plan shows three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3) in green, a bathroom in blue, and a central landing in purple. The bedrooms are arranged with two on the left and one and three on the right. The bathroom is located between the two bedrooms on the left. The landing is in the center, featuring a staircase and access to the bedrooms and bathroom.

Ground Floor: This plan shows a large lounge in orange, a dining room in orange, a kitchen in pink, and a hall in purple. The lounge and dining room are on the left side. The kitchen is on the right side. The hall is located between the dining room and the kitchen, containing a staircase and a door to a porch at the top right.

Please note that on occasions 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.

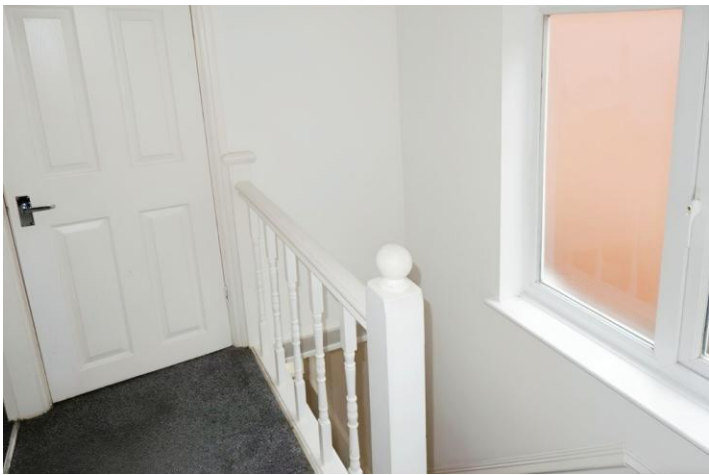


green
& company



- Calshot Road, Great Barr , Birmingham, B42 2BT

Offers over £220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A great opportunity to acquire an extended traditional semi with no upward chain. Having gas central heating and double glazing the property stands behind a double width driveway and has a good sized rear garden.

Well placed for Scott Arms shops and for local schools the house is also ideally placed for commuting.

Viewing is recommended of the following:

ENTANCE PORCH With double glazed front door and window, further door leading into:-

ENTRANCE HALL With radiator, staircase leading off.

LOUNGE 12' into bay x 9' 8" (3.66m x 2.95m) With double glazed sliding patio doors, archway to:-

DINING ROOM 12' 2" into bay x 9' 6" (3.71m x 2.9m) With double glazed bay to front and radiator.

EXTENDED KITCHEN 14' 4" x 8' 3" (4.37m x 2.51m) With double glazed window to rear and exterior side door, units incorporating stainless steel sink, base cupboards, base drawers, wall cupboards, radiator, door to a covered side passageway and wall cupboard housing wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING With double glazed window.

BATHROOM Double glazed window, panelled bath with electric shower over, low level wc, pedestal wash basin, ladder radiator and tiling.

BEDROOM ONE 12' 1" into bay x 9' 3" (3.68m x 2.82m) With radiator, double glazed bay to front.

BEDROOM TWO 12' 2" into bay x 9' (3.71m x 2.74m) With radiator, double glazed bay to rear.

BEDROOM THREE 6' 2" x 5' 4" (1.88m x 1.63m) With radiator, double glazed window.

OUTSIDE The house stand behind a double width block paved driveway. There is a covered side passage between the front of the porch and the kitchen extension.

The rear garden is enclosed with patio area, long lawn, hedges and fencing with pre-cast concrete store room at the end of the garden.

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.

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

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