

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



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Great Barr | 0121 241 4441



- WELL EXTENDED AND MUCH IMPROVED TERRACED HOUSE WITHIN A FEW DOORS OF LOCAL MOSQUE
- CENTRAL HEATING AND DOUBLE GLAZING
- 2 BATHROOMS AND 3 TOILETS
- 3 RECEPTION ROOMS

Ettington Road, Aston, Birmingham, B6 6EB

Offers Over £290,000



Property Description

This spacious 5 bedroomed terraced house has been well extended and much improved throughout to create a family home of much appeal. Owned since 1987 the property has undergone grant works and extensions in 2003 and 2014 to include new floors, windows and doors, replastering, bathrooms and kitchen and the boiler was replaced in approx 2021.

Within a few doors away of Shahjalal Sunnia Masjid Mosque the property is also well located with regards to local schools for all ages including private schools, local shops, a selection of railway stations and bus routes and within easy reach of Aston Expressway.

Viewing is recommended of the following:

ENTRANCE VESTIBULE With double glazed front door and half glazed inner door leading through to:-

RECEPTION HALL With radiator, staircase leading off.

LOUNGE 13' 8" into bay x 9' 6" (4.17m x 2.9m) With radiator, double glazed bay to front.

SITTING ROOM 12' 5" x 10' (3.78m x 3.05m) With radiator, double glazed window to rear, door leading through to:-

DINING ROOM 11' 4" x 8' (3.45m x 2.44m) With radiator, double glazed side window, deep under stairs cupboard with electric light, Worcester wall mounted combination gas fired central heating boiler, door leading to:-

FITTED KITCHEN 12' 3" x 7' 1" (3.73m x 2.16m) With double glazed side window, stainless steel sink unit, comprehensive range of fitted units along two walls including base cupboards, base drawers, range of wall cupboards, space for appliances, metro tiled splash backs, larder unit, door leading to:-

LOBBY With exterior double glazed door, plumbing for washing machine, further door leading to:-

BATHROOM 8' 2" x 7' 1" (2.49m x 2.16m) With double glazed window, fully tiled walls, panelled bath with thermostatic shower over, wash basin with vanity cupboards under, low level wc, ladder radiator.

FIRST FLOOR LANDING With access to secondary loft area and small under stairs cupboard.

BEDROOM ONE 11' 10" x 14' 6" (3.61m x 4.42m) Across the front of the house with radiator and double glazed window.

BEDROOM TWO 12' 7" x 8' 10" (3.84m x 2.69m) With radiator, double

glazed window to rear.

BEDROOM FIVE 6' 0" x 8' 0" (1.83m x 2.44m) With radiator, double glazed window to rear.

SHOWER ROOM Double glazed window, tiled floor and walls, wash basin with mixer tap, low level wc, corner shower compartment with electric shower over, ladder radiator.

SECOND FLOOR LANDING

SEPARATE TOILET With double glazed window, radiator, tiled floor, low level wc and wash basin.

BEDROOM THREE 8' 2" x 14' 6" (2.49m x 4.42m) With radiator, Velux double glazed window, access into eaves storage area.

BEDROOM FOUR 12' 6" x 7' 7" (3.81m x 2.31m) With radiator, double glazed window to rear.

OUTSIDE The house stands behind a walled fore-garden and there is a gated entry between 96 and 98.

To the rear is an enclosed garden being predominately paved and having fenced surrounds and with a southerly aspect.

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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