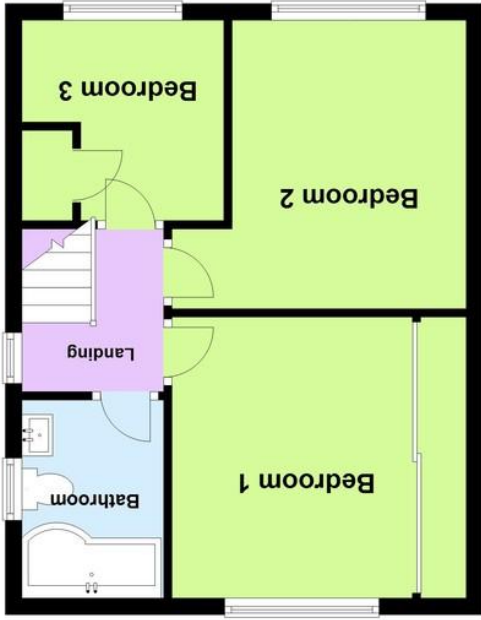
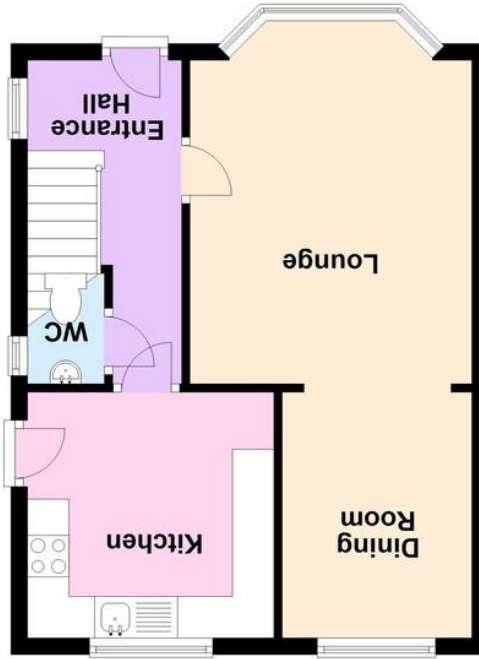


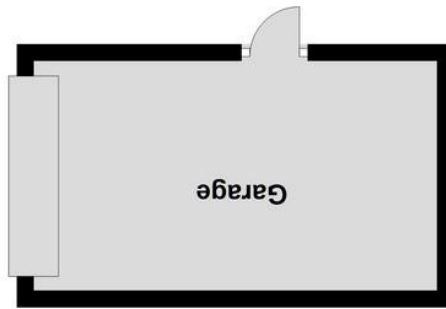
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor



Garage

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.



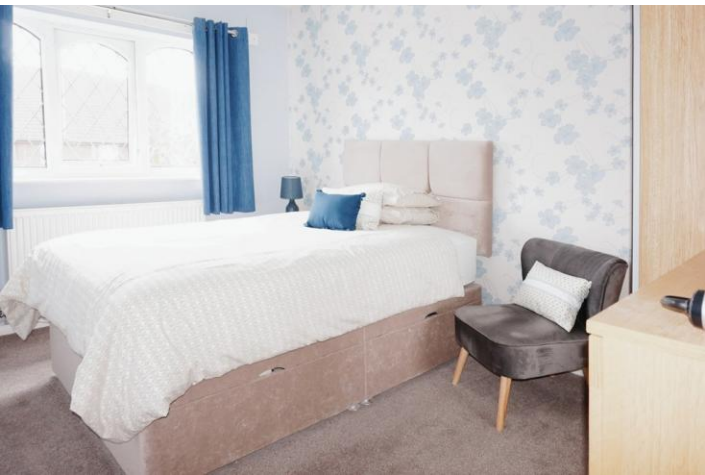
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- CORNER POSITION
- GARAGE AND DRIVEWAY
- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM

College Farm Drive, Birmingham, B23 5YE

Offers In The Region of
£265,000



Property Description

Do not miss out on this WELL-PRESENTED three-bed semi-detached property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, presentation and potential of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing.

ENTRANCE HALL With wooden flooring, ceiling light, central heating radiator, power points, stairs to first floor, door to downstairs wc and doors to lounge and kitchen.

OPEN PLAN LOUNGE / DINING ROOM

LOUNGE 12' 10" x 11' 2" (3.91m x 3.4m) Wooden flooring, ceiling light and wall lights, central heating radiator, power points, double glazed bow window to front and opening to dining room.

DINING ROOM 9' 9" x 7' 6" (2.97m x 2.29m) Having wooden flooring, ceiling light, central heating radiator, power points and double glazed window to rear.

KITCHEN 9' 10" x 9' 8" (3m x 2.95m) Tiled flooring, ceiling light, double glazed window to rear, door to garden, range of wall and base units, space for fridge/freezer, space for washing machine, space for dishwasher, built-in oven and hob and extractor fan, power points and part tiled walls.

WC 4' 8" x 2' 9" (1.42m x 0.84m) Has vinyl flooring, ceiling light, low level wc, hand wash basin, central heating towel radiator and double glazed window to side.

FIRST FLOOR LANDING Carpeted, ceiling light, double glazed window to side, power points and loft access.

BEDROOM ONE 11' 2" x 9' 4" (3.4m x 2.84m) Carpeted, ceiling light, double glazed window to rear, central heating radiator, power powers and built-in wardrobes.

BEDROOM TWO 12' x 8' 2" (3.66m x 2.49m) Carpeted, ceiling light, central heating radiator, double glazed window to front and power points.

BEDROOM THREE 9' 1" x 6' 3" max (2.77m x 1.91m) Carpeted, ceiling light, double glazed window to front, central heating radiator, power points and over stairs cupboard housing boiler.

BATHROOM 7' 11" x 6' 2" (2.41m x 1.88m) Tiled flooring, ceiling spotlights, double glazed window to side, p-shaped bath with overhead shower, low level wc hand wash basin, central heating towel radiator, part tiled walls and shaver socket point.

OUTSIDE To the rear of the property is a garage with parking in front.

The property is located in a corner position and has an enclosed rear garden with side access.

GARAGE 16' x 9' 1" (4.88m x 2.77m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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