

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



**LEGAL READY**

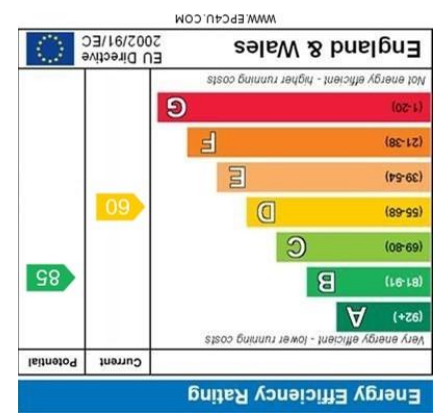
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

You feel free to relay this to your Solicitor or License Conveyer.



Castle Bromwich | 0121 241 1100



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- MODERN FITTED
- FAMILY BATHROOM
- DOUBLE GLAZED



Whitebeam Road, Chelmsley Wood, Birmingham, B37 7PE

£250,000





## Property Description

This lovely semi-detached property is ideally located for the commuter being within easy reach of Marston Green Railway Station as well as transport links into both Coleshill, Castle Bromwich and Birmingham City Centre. Local road connections are with the M6, M42 and the A45 into Coventry. Birmingham International Airport is also only minutes away.

The accommodation briefly comprises porch, hall, lounge, dining room, modern fitted kitchen, three bedrooms and a family bathroom. Outside to the front is a generous block-paved driveway giving access to a side garage and to the rear is a beautiful landscaped garden. Internal viewing is highly recommended.

**PORCH** Being double glazed and having part frosted double glazed door to;

**HALLWAY** With laminate flooring, stairs rising to first floor and door to;

**LOUNGE** 14' 2" max x 12' 10" max 10' 2" min (4.32m x 3.91m) With double glazed bow window to the front, electric fire and door to;

**DINING ROOM** 12' 1" x 7' 11" (3.68m x 2.41m) With double glazed sliding patio doors to rear and doorway to;

**KITCHEN** 10' x 7' 7" (3.05m x 2.31m) With a range of modern eye and base level units with worksurface over incorporating one and a half bowl single drainer sink unit, two built-in cupboards, double glazed window to rear and part frosted double glazed door to the side.

**FIRST FLOOR LANDING** With frosted double glazed window to the side, loft access and doors off to;

**BEDROOM ONE** 14' 4" max x 9' min (4.37m x 2.74m) With double glazed window to the front.

**BEDROOM TWO** 12' 2" max x 8' 1" min (3.71m x 2.46m) With double glazed window to rear.



**BEDROOM THREE** 10' 2" x 6' 9" (3.1m x 2.06m) With double glazed window to the front.

**BATHROOM** With suite comprising bath with electric shower over, pedestal wash hand basin, low flush w.c, tiled floor and frosted double glazed window to the rear.

**FRONT** Having a generous block-paved driveway affording off road parking with shrub border leading to;

**GARAGE** 16' 1" x 7' 9" (4.9m x 2.36m) With up and over door to the front, frosted double glazed window to the side and part frosted double glazed door to the rear (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Having a paved and block-paved patio with steps up to good sized lawned garden beyond with flower and shrub borders. Timber shed. Pedestrian gate to the front.

**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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

