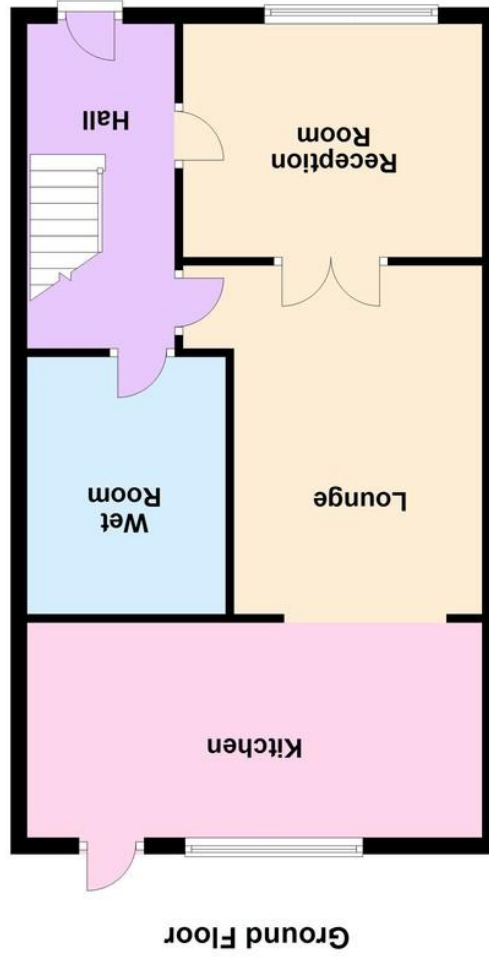
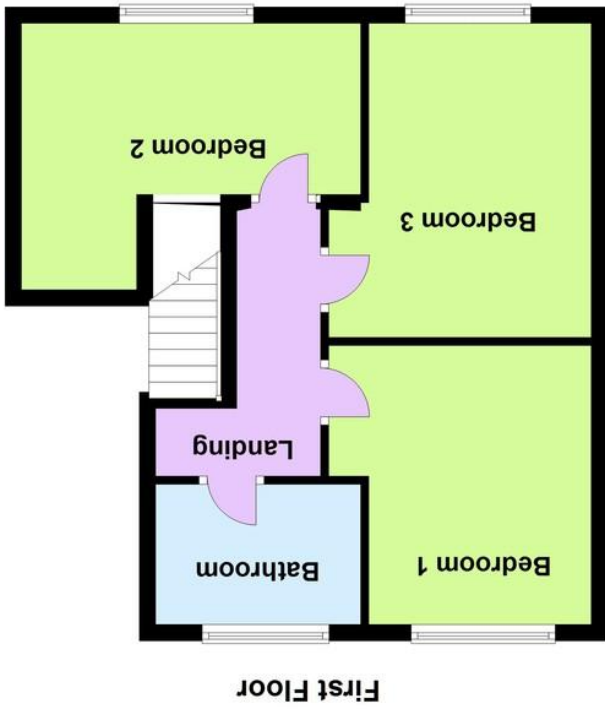


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Plan produced using PlanUp.
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

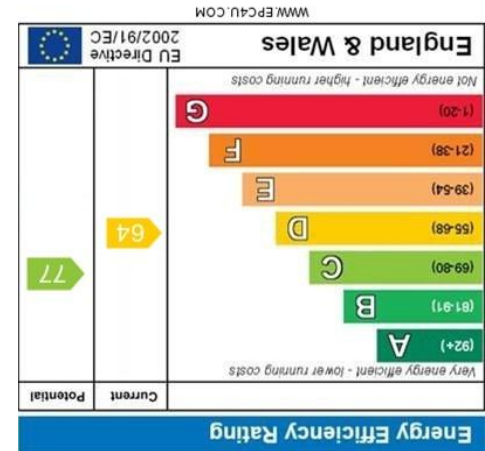
"How does this help me?"

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 Conveyor.



Castle Bromwich | 0121 241 1100



- EXTENDED MID TERRACE
- 3 DOUBLE BEDROOMS
- PARKING FOR MULTIPLE CARS
- 2 RECEPTION ROOMS
- LANDSCAPED GARDEN
- CLOSE TO ALL AMENITIES



Coneyford Road, Shard End, Birmingham, B34 7AY

£195,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are pleased to offer for sale this three bedrooms extended mid terrace with driveway for multiple vehicles and is situated close to playing fields, good transport links, local amenities, primary and secondary schools. Viewing is advised to not miss out on this great opportunity.

The property is accessed via pathway after the drive through a UPVC door into:-

HALL With doors to front reception room, lounge, bathroom, storage cupboard and stairs to first floor landing.

FRONT RECEPTION ROOM 12' 7" x 9' 5" (3.84m x 2.87m) Which is currently being used as a bedroom. Having radiator, double glazed window to front and double doors through:-

LOUNGE 14' 5" x 10' 9" (4.39m x 3.28m) Having fireplace with gas port, radiator and being open plan into :-

EXTENDED KITCHEN 16' 2" x 8' 9" (4.93m x 2.67m) Having a range of wall and base units, oven, hob, extractor fan, double glazed window to rear, double glazed door to garden and spotlighting.

WETROOM With antislip floor, WC, pedestal wash hand basin and shower.

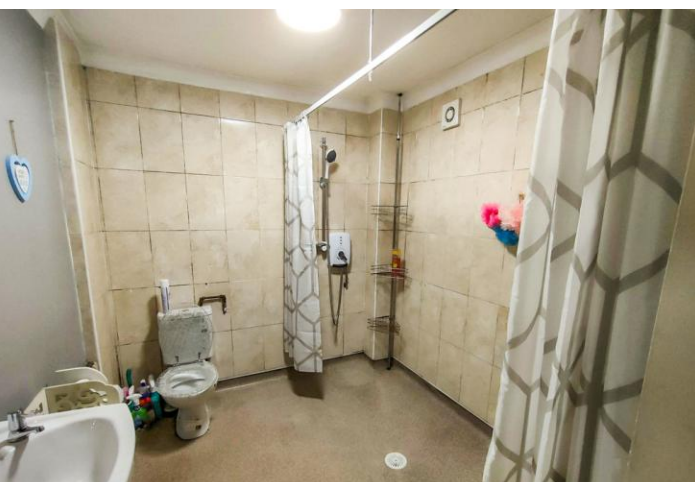
FIRST FLOOR LANDING

BATHROOM With radiator, double glazed window to rear.

BEDROOM ONE 11' 1" x 10' 5" (3.38m x 3.18m) With double glazed window to rear and radiator.

BEDROOM TWO 13' 2" x 8' 3" min (4.01m x 2.51m) With double glazed window to front, radiator and over stairs storage area.

BEDROOM THREE 11' 5" x 10' 2" (3.48m x 3.1m) With double glazed window to front and radiator.



OUTSIDE To the rear is an enclosed rear garden with paved patio area, landscaped lawn and brick built shed/workshop.

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.

