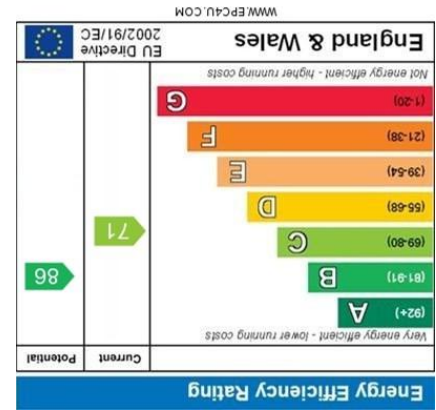


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge/Diner
- Extended Kitchen
- Three Bedrooms & Shower Room
- Good Size Rear Garden
- Garage/Workshop

Burnham Road, Great Barr, B44 8HX

£235,000



Property Description

VIEWING IS ESSENTIAL to fully appreciate this EXTENDED SEMI-DETACHED PROPERTY. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having low maintenance front garden with paved steps leading to enclosed porch.

PORCH having uPVC double glazed doors with matching sides.

HALLWAY approached via uPVC double glazed door, having ceiling light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE/DINER 25' 0" (max.) x 11' 10" (max.) (7.62m x 3.61m) having double glazed window to front elevation, ceiling light points, power points, two central heating radiators, double glazed windows and doors to rear elevation.

EXTENDED KITCHEN 18' 0" x 7' 0" (5.49m x 2.13m) having double glazed window to rear elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, inset stainless steel sink/drainage with mixer tap over, space for a range of kitchen appliances including plumbing for washing machine and uPVC double glazed door to rear garden.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 12' 6" (max.) x 10' 3" (max.) (3.81m x 3.12m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 12' 2" (max.) x 9' 8" (min.) (3.71m x 2.95m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.



BEDROOM THREE 6' 9" x 6' 6" (2.06m x 1.98m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having double glazed window to front elevation, ceiling light point, a matching suite comprising of walk-in shower, wash hand basin incorporating storage beneath, low flush w/c and central heating radiator.

OUTSIDE

REAR GARDEN having paved/lawned areas surrounded by an array of shrubs/plants with pedestrian access to garage/workshop.

GARAGE/WORKSHOP (unmeasured) approached via shared party drive with up and over garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

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.

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Please note that all measurements are approximate.

