

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

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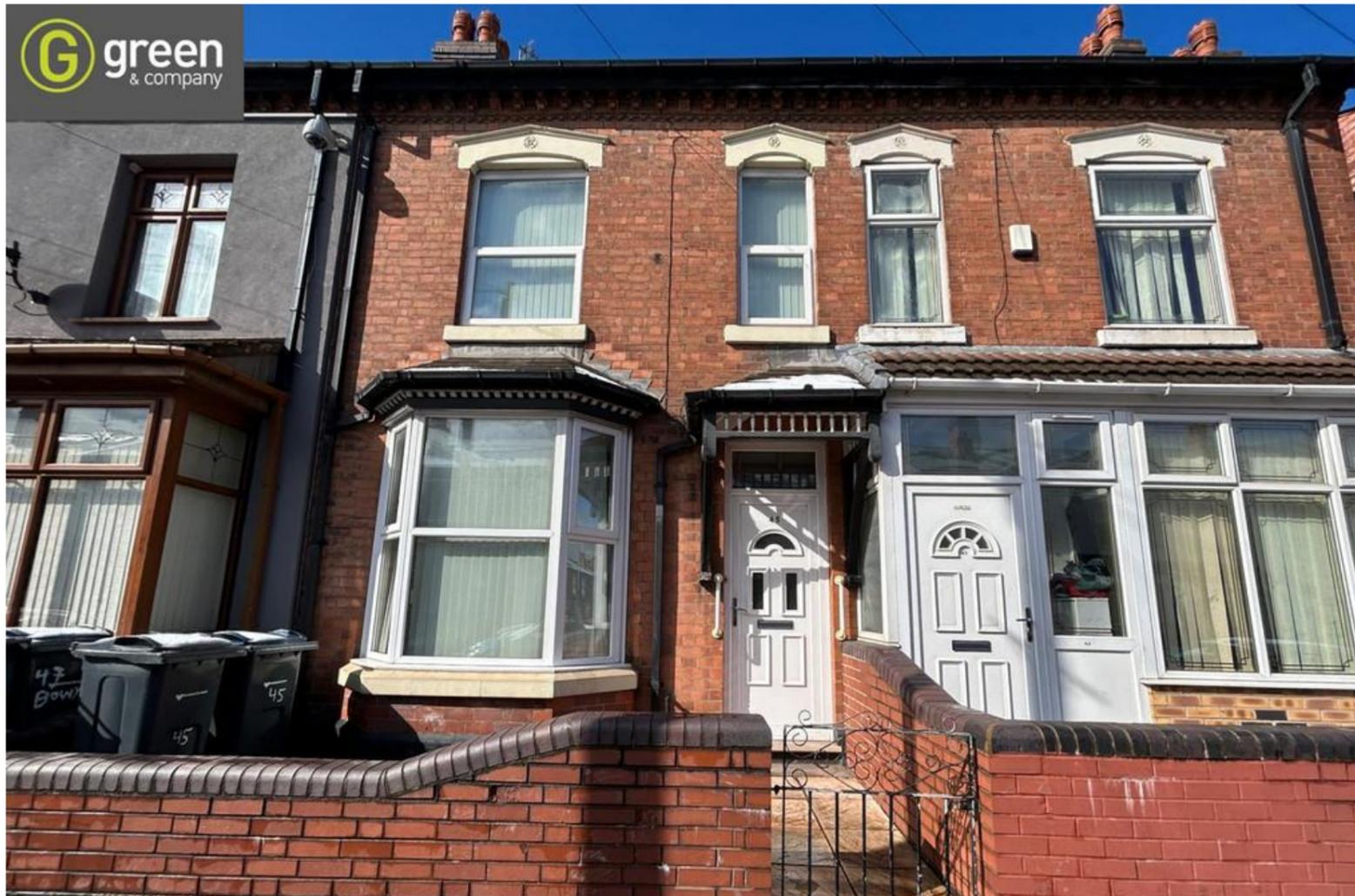
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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
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 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	781C	
55-68	D		621D
39-54	E		
21-38	F		
1-20	G		

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- MID TERRACE
- TWO BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS WC



Bowyer Road, Saltley, Birmingham, B8 1EX

£170,000



Property Description

Green and Company are pleased to offer for sale this two bedroom traditional family mid-terraced home in a very much sought after road within Sattley. The property is also with in walking distance to local amenities and transport links. The property briefly comprises of a hallway, two reception rooms, kitchen, two double bedrooms and a Shower room. Further benefits include double glazing, central heating and generous rear garden.

The property is approached via porch leading into:-

HALLWAY Having radiator, doors to front reception room and second reception room and stairs to first floor landing.

LOUNGE 13' 90" x 11' 22" (6.25m x 3.91m) Having fire surround, radiator and double glazed bay window to front.

SECOND RECEPTION ROOM/DINING ROOM 13' 10" x 11' 92" (4.22m x 5.69m) Having a gas fire and surround, radiator, double glazed window to rear and door to kitchen.

KITCHEN 15' 04" x 7' 97" (4.67m x 4.6m) Having stainless steel sink and drainer unit with mixer tap, gas hob and electric oven, extractor fan, roll top work surfaces, wall, drawer and base units, splash back tiling, space for washing machine and freestanding fridge freezer, doors access to cellar, radiator, door to WC double glazed window to rear and double glazed patio to rear garden.

DOWNSTAIRS WC Having sink and mixer tap, low level WC, splash back tiling, radiator, obscure double glazed window to rear and extractor fan.

FIRST FLOOR LANDING Having doors to all bedrooms and shower room and a storage cupboard.

SHOWER ROOM Having a walk in shower cubicle, vanity unit with sink and mixer tap, low level WC, radiator, bathroom mirror, airing cupboard housing central heating boiler and double glazed obscure window to rear.

BEDROOM ONE 14' 93" x 12' 05" (6.63m x 3.78m) Having

radiator and two double glazed windows to front.

BEDROOM TWO 13' 79" x 9' 14" (5.97m x 3.1m) Having radiator and double glazed window to rear.

CELLAR 15' 05" x 11' 66" (4.7m x 5.03m)

OUTSIDE To the front of the property is a gated entry, wall boundaries and paved areas. To the rear is a garden mainly paved with fenced boundaries, stone areas, access to gate which leads to back access to the property which is a shared driveway for residents.

Council Tax Band 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.