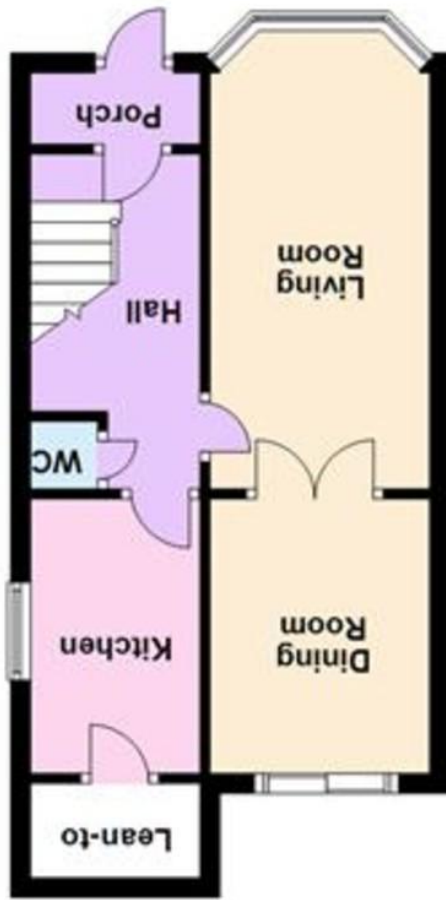


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

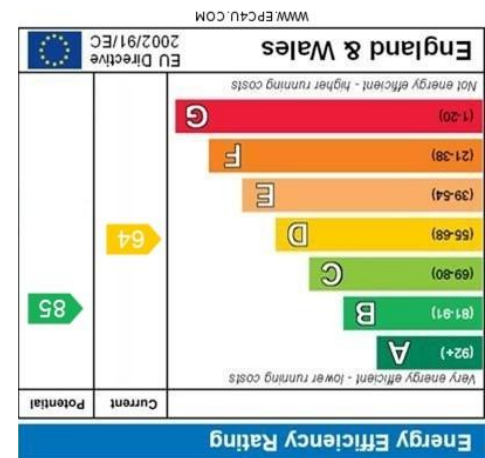


First Floor



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- GARAGE
- PRIME LOCATION

Laurel Gardens, Handsworth, Birmingham, B21 9PD

Offers in excess of
£250,000



Property Description

We are delighted to present this charming semi-detached property, ideal for families and couples. Situated in a convenient location, this home offers easy access to public transport links, nearby schools, local amenities, nearby parks, and a strong local community.

The property is in need of modernising, allowing you to add your personal touch and create your dream home. With three bedrooms, it offers ample space for a growing family. The first two bedrooms are both doubles, providing plenty of space for relaxation and rest. Additionally, there is a single bedroom that can be utilized as a child's room or a study.

Stepping inside, you will find two reception rooms, perfect for entertaining guests or creating a separate space for relaxation. The property also benefits from a garage, providing added convenience for parking and storage. Furthermore, there is a downstairs W/C, enhancing the practicality of this home.

While the bathroom and kitchen details have not been specified, they present an opportunity for you to design and personalize these essential areas according to your preferences.

This property is rated D on the EPC rating scale and falls under council tax band C, offering favorable rates.

In summary, this semi-detached property boasting two reception rooms, three bedrooms, a garage, and a downstairs W/C presents an excellent opportunity for those seeking a home with scope for modernization. With strong transport links, nearby amenities, and a welcoming local community, this property offers the perfect setting for family life or for couples looking for their forever home. Don't miss out on the chance to make this property your own!

HALLWAY Radiator, wall light, toilet underneath the staircase with ceiling light point and low level w.c.

LIVING ROOM 10' 2" x 17' 2" (3.1m x 5.23m) With wall lights, radiator, bay window to front, carpeted.

DINING ROOM 8' 11" x 10' 9" (2.72m x 3.28m) Having radiator, patio doors to rear garden, ceiling light point, door leading to:-

KITCHEN 7' 0" x 7' 0" (2.13m x 2.13m) Wall and base units, ceiling light point.

LEAN TO Leading to the garden.

FIRST FLOOR

BEDROOM ONE 14' 3" x 8' 12" (4.34m x 2.74m) Ceiling light point, radiator, bay window to front, storage cupboard.

BEDROOM TWO 13' 11" x 8' 11" (4.24m x 2.72m) Window to rear, radiator,

ceiling light point.

BEDROOM THREE 7' 10" x 5' 10" (2.39m x 1.78m) Window to front, radiator, ceiling light point.

BATHROOM 6' 12" x 6' 7" (2.13m x 2.01m) Shower cubicle, sink, radiator and ceiling light point.

SEPARATE TOILET Ceiling light point, low level w.c.

REAR GARDEN Having decking, lawned area.

GARAGE Situated at the rear of the property.

(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

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

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

