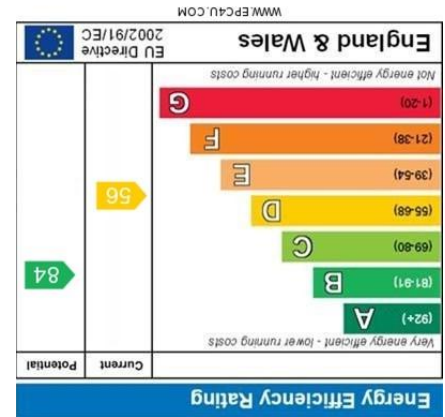


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN MODERN KITCHEN/DINING ROOM
- THREE BEDROOMS
- DOWNSTAIRS WC AND UTILITY ROOM
- LARGE REAR GARDEN

Court Lane, Erdington, Birmingham, B23 5JX

£325,000

Property Description

Green and Co are delighted to bring to the market this well presented three bed semi detached house for sale. The property has a stunning open plan kitchen/dining room that has been modernised and refitted to the highest of standards. It benefits from being within close proximity of three train stations including Chester Road, Erdington and Wylde Green. The ground floor comprises entrance porch, entrance hall, downstairs wc, lounge, open plan kitchen/dining room, utility room. To the first floor the property has three bedrooms and a family bathroom. To the front there is a driveway for off road parking and to the rear is a large enclosed rear garden. Early viewing is highly recommended to appreciate the size and standard of this lovely house.

ENTRANCE PORCH Tiled flooring, ceiling spotlight, entrance to hall.

ENTRANCE HALL Having tiled flooring, ceiling light, central heating radiator, power points, access to downstairs wc.

DOWNSTAIRS WC 4' 10" x 2' 10" (1.47m x 0.86m) Having tiled flooring, wall light, low level wc, hand wash basin, central heating towel radiator.

LOUNGE 14' 1" into bay x 10' 2" (4.29m x 3.1m) Having rear bamboo wood flooring, ceiling light, central heating radiator, power points, double glazed bay window to front.

OPEN PLAN KITCHEN / DINING ROOM 24' 11" max x 16' 4" max into bay (7.59m x 4.98m) Having oak wooden flooring, wall lights, ceiling spotlights, under counter lights, four central heating radiators, electric fireplace, power points, double glazed window to rear, double glazed bi-fold doors to rear garden, range of wall and base units, island with sink incorporated, quartz work tops, two Velux windows, built-in oven, hob and extractor fan, integrated dishwasher and wine cooler and plumbing for American style fridge/freezer.

UTILITY ROOM Having oak wooden flooring, plumbing for washing machine and tumble dryer, sink and drainer, housing boiler, ceiling spotlights, Velux window, door to front to driveway, range of wall and base units, central heating radiator.

FIRST FLOOR LANDING Carpeted, ceiling spotlights, eaves storage, power points and double glazed window to side.

BEDROOM ONE 14' 7" into bay x 10' 2" (4.44m x 3.1m) Carpeted, ceiling light, central heating radiator, double glazed bay window to front and power points.

BEDROOM TWO 13' 6" x 10' 4" (4.11m x 3.15m) Carpeted, ceiling light, power points, central heating radiator, double glazed window to rear.

BEDROOM THREE 9' 8" x 6' 11" (2.95m x 2.11m) Carpeted, ceiling light, power points, central heating radiator and double glazed window to rear.

BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m) Tiled flooring, ceiling light and wall light, bath with overhead shower, low level wc, hand wash basin, part tiled walls, double glazed window to side, central heating towel radiator.

OUTSIDE To the front of the property there is a driveway and to the rear is a large enclosed rear garden with paved patio and lawned area.

Council Tax Band C - 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.

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