

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

Walmley | 0121 313 1991



- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom and Separate WC
- Double Glazed (where specified)

Woodlands Farm Road, Birmingham, B24 0PJ

£225,000



Property Description

DRAFT PARTICULARS, AWAITING VENDOR APPROVAL

Green and Company are pleased to offer for sale this three bedroom semi-detached property in a much sought after road in Pype Hayes. The property requires work and is therefore priced below normal market value. Having accommodation comprising porch, hallway, lounge, sitting room, kitchen, veranda, garden w.c, three bedrooms, family bathroom and a separate w.c. Further benefits include double glazing, central heating (where specified), garage, driveway, front garden and very generous rear garden. The property is available with no upward chain and immediate viewing is essential in order to avoid genuine disappointment.

PORCH With door to;

HALLWAY With stairs rising to the first floor, central heating radiator, under-stairs cupboard and doors off to;

LOUNGE 14' 9" max into bay x 12' 2" max (4.5m x 3.71m) With central heating radiator, fireplace and double glazed bay window to the rear.

SITTING ROOM 12' 3" x 10' 6" max (3.73m x 3.2m) With central heating radiator, fireplace and double glazed window to the rear.

KITCHEN 8' 10" x 7' 9" (2.69m x 2.36m) With base units with work-surface over, single drainer sink unit, tiled splash-back, double glazed window to rear, pantry cupboard with frosted double glazed window to the side and door to;

VERANDAH 18' 7" max 8' 11" min x 8' 4" max 4' 9" min (5.66m x 2.54m) With built-in storage cupboard, door to rear, door to garage and door to;

GARDEN W.C With low flush w.c and frosted double glazed window to the rear.

GARAGE With double doors to the front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



FIRST FLOOR LANDING With frosted double glazed window to the side, loft access and doors off to;

BEDROOM ONE 15' max into bay x 12' 2" max (4.57m x 3.71m) With central heating radiator and double glazed bay window to the front.

BEDROOM TWO 12' 3" x 10' 5" max (3.73m x 3.18m) With central heating radiator and double glazed window to the rear.

BEDROOM THREE 8' 2" x 6' 2" (2.49m x 1.88m) With central heating radiator and double glazed window to the front.

BATHROOM With bath, pedestal wash hand basin, part tile walls, central heating radiator and frosted double glazed window to the rear.

W.C With low flush w.c and frosted double glazed window to the side.

FRONT Having a lawned garden flanked by driveway giving off road parking.

REAR GARDEN Being of a generous size and having a paved patio with lawned garden beyond with shrub borders.

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.

