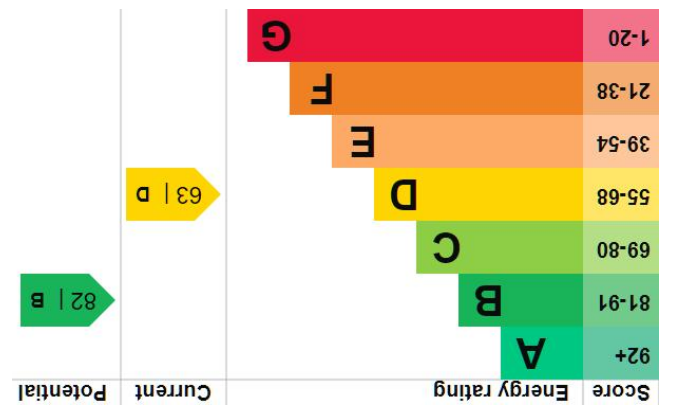


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

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



- Immaculate Finish Throughout
- Spacious Through Lounge/Diner
- Breakfast Kitchen
- Three Double Bedrooms
- Family Bathroom
- Well Maintained Rear Garden

Foden Road, Great Barr, B42 2EH

£270,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

Looking for a property that's ready to move into? This could be the one for you! What a fabulous opportunity to purchase a WELL-PRESENTED EXTENDED FAMILY HOME offering spacious and versatile accommodation throughout. 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. Viewing is an absolute must to fully appreciate the overall size, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having paved drive providing ample space for off-road parking, access to rear of property via side gate and front of property via entrance porch.

PORCH having uPVC double glazed door with matching sides.

THROUGH LOUNGE/DINER 29' 0" (max.) x 10' 5" (max.) (8.84m x 3.18m) having double glazed bay window to front elevation, ceiling downlights, power points, two central heating radiators and double glazed window to rear elevation.

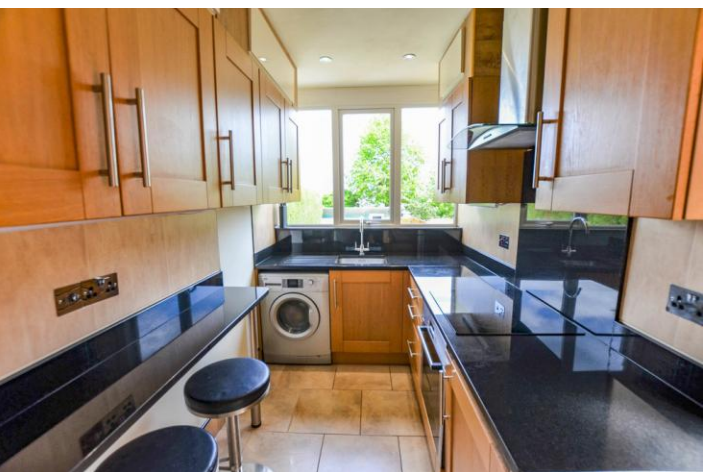
BREAKFAST KITCHEN 12' 6" x 6' 0" (3.81m x 1.83m) having double glazed window to rear elevation, ceiling downlights, power points, a range of matching wall/base units with granite worktops over, inset stainless steel sink with mixer tap over, integrated electric induction hob with extractor hood over, integrated oven, ample space for a range of appliances, breakfast bar, complimentary tiling to splashbacks and uPVC double glazed door giving access to rear garden.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling downlights, power points, central heating radiator, double glazed window to front elevation, stairs to second floor accommodation and doors off to all rooms.

BEDROOM TWO 12' 6" x 9' 10" (3.81m x 3m) having double glazed bay window to front elevation, ceiling downlights, power points and central heating radiator.

BEDROOM THREE 10' 5" x 9' 5" (max.) (3.18m x 2.87m) having double glazed window to rear elevation, ceiling downlights, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to rear elevation, ceiling downlights, heated towel rail, extractor fan, a matching suite comprising of panelled bath, wash hand basin incorporating storage,



low flush WC, shower enclosure and complimentary tiling to walls.

SECOND FLOOR LANDING having wall light point and door to bedroom.

BEDROOM ONE 12' 1" x 16' 3" (max.) (3.68m x 4.95m) having double glazed windows to rear elevation, ceiling downlights, power points, central heating radiator and sliding doors to eaves storage.

EAVES STORAGE 3' 5" x 13' 0" (1.04m x 3.96m) having sliding doors and providing ample storage space.

OUTSIDE

REAR GARDEN having a paved patio and steps leading down to artificially lawned space surrounded by an array of shrubs/plants with access to garage.

GARAGE (unmeasured) (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.

