

**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. Unauthorised reproduction prohibited © PropertyBOX



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



- Extended Semi-Detached Property
- Two Reception Rooms
- Extended Kitchen/Diner
- Snug/Study
- Three Bedrooms & Family Bathroom

College Road, Perry Barr, B44 8BP

Offers Over £245,000



## Property Description

This EXTENDED SEMI-DETACHED FAMILY HOME is 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. In brief the ground floor accommodation comprises of porch, hall, sitting room, living room, kitchen/diner and snug/study. Whilst to the first floor there are three bedrooms and a bathroom. Outside there is a well-maintained rear garden with ample space for off-road parking to the front. **MUST BE VIEWED** to fully appreciate the overall size 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 with access to enclosed porch.

PORCH having double glazed sliding door.

HALL approached via reception door, having ceiling light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

SITTING ROOM 13' 7" (max.) x 11' 2" (max.) (4.14m x 3.4m) having double glazed window to front elevation, light points, power points, central heating radiator and door to living room.

LIVING ROOM 11' 10" x 10' 11" (3.61m x 3.33m) having light points, power points, central heating radiator and double glazed sliding door to rear garden.

KITCHEN/DINER 14' 9" (max.) x 15' 5" (max.) (4.5m x 4.7m) having double glazed windows to rear elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, tiling to splashbacks, inset stainless steel sink unit with mixer tap over, ample space for a range of appliances, access to pantry/store and doors off to rear garden and snug.

STUDY ROOM / OFFICE 15' 8" x 8' 5" (4.78m x 2.57m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and door giving access to front of property.

FIRST FLOOR LANDING having window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 13' 8" (max.) x 11' 2" (max.) (4.17m x 3.4m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.



BEDROOM TWO 11' 2" x 11' 0" (max.) (3.4m x 3.35m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 6' 10" x 5' 10" (2.08m x 1.78m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of panelled bath with taps/shower over, wash hand basin, low level w/c and central heating radiator.

OUTSIDE

REAR GARDEN having patio area leading on to a mainly lawned garden surrounded by shrubs/plants.

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.

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.

