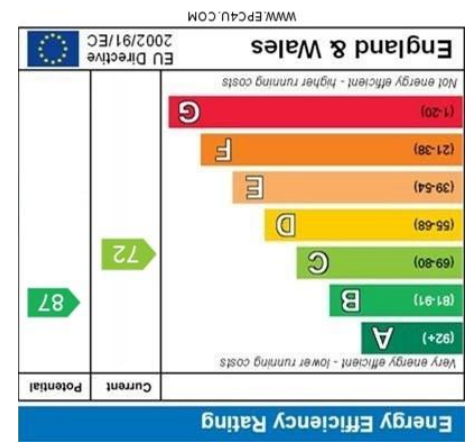


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- THROUGH LOUNGE
- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- GARAGE

Duxford Road, Great Barr, Birmingham, B42 2JD

Offers Over £240,000



## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

On the market is this immaculate, semi-detached property offering a unique blend of modern living and traditional charm. This is a property that has been meticulously maintained, offering a truly turn-key home for potential buyers.

The property boasts three well-proportioned bedrooms, two of which are spacious double rooms flooded with natural light, and a comfortable, single third bedroom. The bathroom offers a fitted suit decorated to a high standard that adds a touch of elegance to the home.

The heart of this property lies in its reception rooms. The first is an open-plan space with large windows that let in an abundance of light, creating an airy and inviting atmosphere. The second reception room is the conservatory a delightful retreat with views of the garden, natural light, and base units for extra storage.

The modern kitchen equipped with modern appliances. The property further benefits from a garage, off-street parking, a generous garden and a conservatory - perfect for year-round enjoyment.

The location of this property is equally impressive, with superb public transport links, excellent schools nearby, and a range of local amenities close at hand. This makes it an ideal home for families or couples seeking a balance of convenience and comfort.

With its blend of character features and modern comforts, this property in council tax band B is ready to welcome its next owners.

PORCH

ENTRANCE HALL Ceiling light point, radiator, vinyl flooring, stairs.

THROUGH LOUNGE 26' 2" MAX x 10' 0" MAX (7.98m x 3.05m) Two ceiling light points, two radiators, bay window to front, patio door leading to conservatory, gas fireplace.

KITCHEN 10' 10" x 5' 4" (3.3m x 1.63m) Vinyl flooring, wall and base units, sink, free-standing oven, extractor fan, ceiling light point, tiled splash backs, space for washing machine, door leading to conservatory.

CONSERVATORY 16' 6" x 9' 6" (5.03m x 2.9m) Vinyl flooring, base units, wall lights, space for fridge/freezer, patio doors leading to garden, windows throughout.

FIRST FLOOR LANDING Ceiling light point.

BEDROOM ONE 12' 10" MAX x 10' 10" MAX (3.91m x 3.3m) Ceiling light, radiator, window to rear.



BEDROOM TWO 13' 4" MAX x 10' 10" MAX (4.06m x 3.3m) Ceiling light point, radiator, bay window to front.

BEDROOM THREE 6' 10" x 5' 6" (2.08m x 1.68m) Radiator, ceiling light point, window to front.

BATHROOM 7' 2" x 5' 4" (2.18m x 1.63m) Bath, electric shower, sink, toilet, spotlights and window to rear, vinyl flooring.

REAR GARDEN Paved area, lawn, shed, garage at the rear (couldn't be measured), access road at the rear to gain access to the garage.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 57 Mbps.  
Highest available upload speed 12 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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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