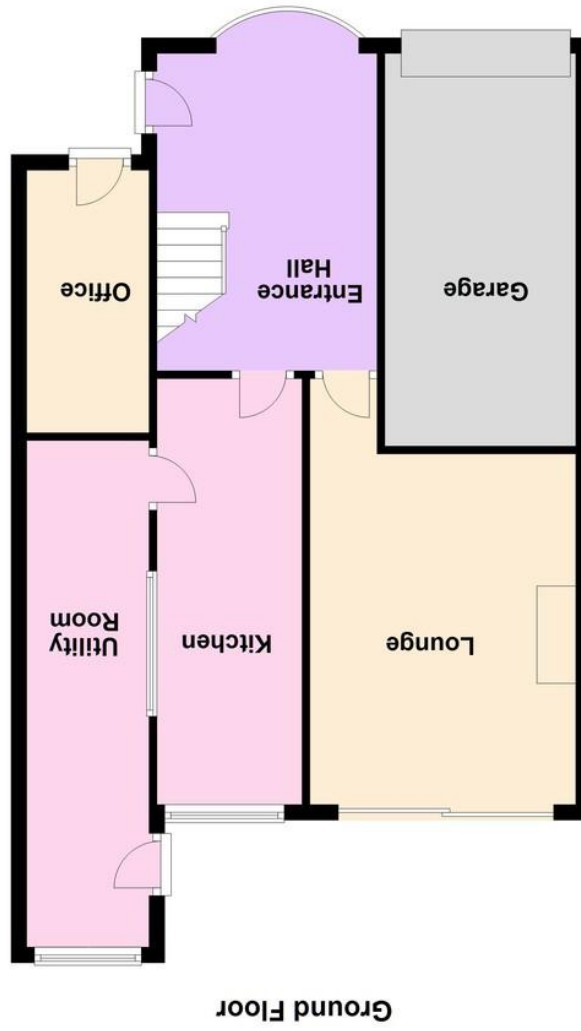
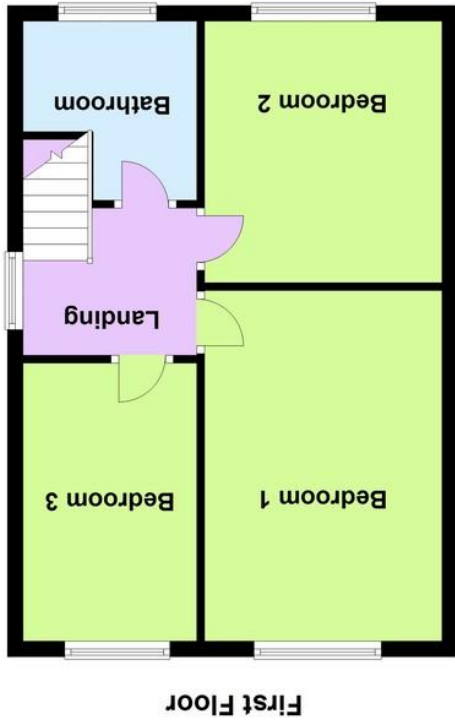
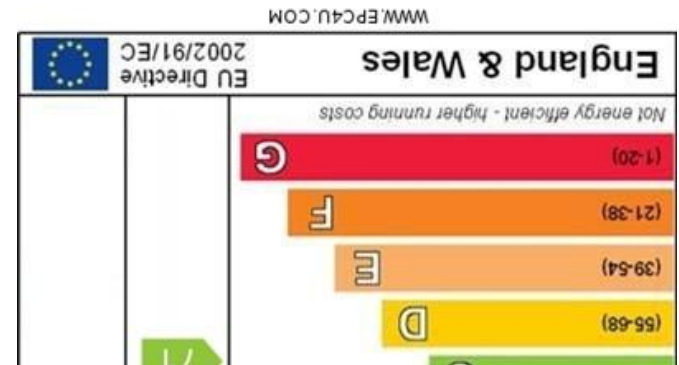


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



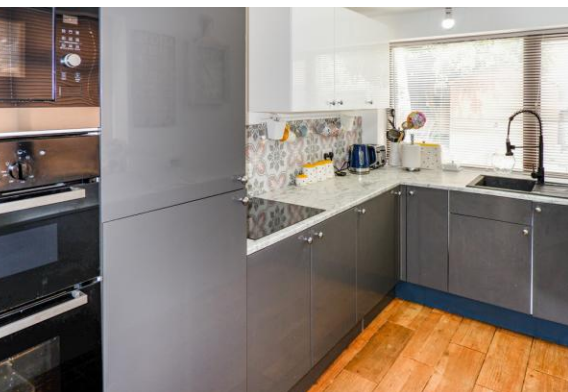
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state 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 Conveyor.



Boldmere | 0121 321 3991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- THREE DOUBLE BEDROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- LOVELY FAMILY HOME WITH UTILITY AND
- RECENTLY INSTALLED GAS CENTRAL HEATING

33 Robert Avenue, Erdington, Birmingham, B23 5RD

£230,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This spacious three double bed roomed semi detached house represents an excellent opportunity for family buyers. Complementing the double bedrooms is a first floor bathroom with shower. The ground floor incorporates a large entrance hall which could be used as a dining room, attractive lounge, fitted kitchen, utility room and an office. Being well placed off Court Lane, ideally placed for commuting and for local shops and public transport facilities, the property has the advantage of double glazing and central heating which has been installed in the last two to three years. Standing behind a large block paved driveway to the front with multi parking the property enjoys the advantage of a low maintenance rear garden. Being well placed throughout, viewing is strongly recommended of the accommodation which in more detail comprises:-

ENTRANCE HALL 13' 4" x 9' 4" (4.06m x 2.84m) With double glazed front door, double glazed bow window, radiator and staircase leading off.

LOUNGE 14' 10" x 11' 2" (4.52m x 3.4m) With radiator, electric fire and feature surround set on chimney breast, double glazed sliding patio doors.

FITTED KITCHEN 17' 6" x 6' 6" (5.33m x 1.98m) With double glazed window to the rear, fitted units incorporating sink unit with mixer tap, base cupboard units, wall cupboards, larder unit, electric hob, electric oven and microwave, space for appliances, splash backs, single glazed side window and single glazed door leading:-

UTILITY 21' x 4' 9" (6.4m x 1.45m) With work top and space under for appliances with plumbing for washing machine, double glazed window and exterior door to garden.

OFFICE 11' x 4' 9" (3.35m x 1.45m) With double glazed front door, electric light, power points.

FIRST FLOOR LANDING With double glazed side window.



BEDROOM ONE 14' 10" x 10' (4.52m x 3.05m) With radiator, double glazed window to the rear, access to the loft which has been re-enforced and houses the gas fired central heating boiler.

BEDROOM TWO 11' x 10' (3.35m x 3.05m) With radiator, double glazed window to front.

BEDROOM THREE 11' 9" x 7' 10" (3.58m x 2.39m) With radiator, double glazed window to rear.

BATHROOM Radiator, double glazed window, panelled walls, panelled bath with overhead shower, low level wc, pedestal wash basin, airing cupboard.

GARAGE 16' 6" x 8' 1" (5.03m x 2.46m) With electric up and over door, power points, lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a large block paved driveway with multi parking.

To the rear is an enclosed low maintenance garden with decking area, astro turfed garden, fenced boundaries, all being designed for low maintenance.

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.

