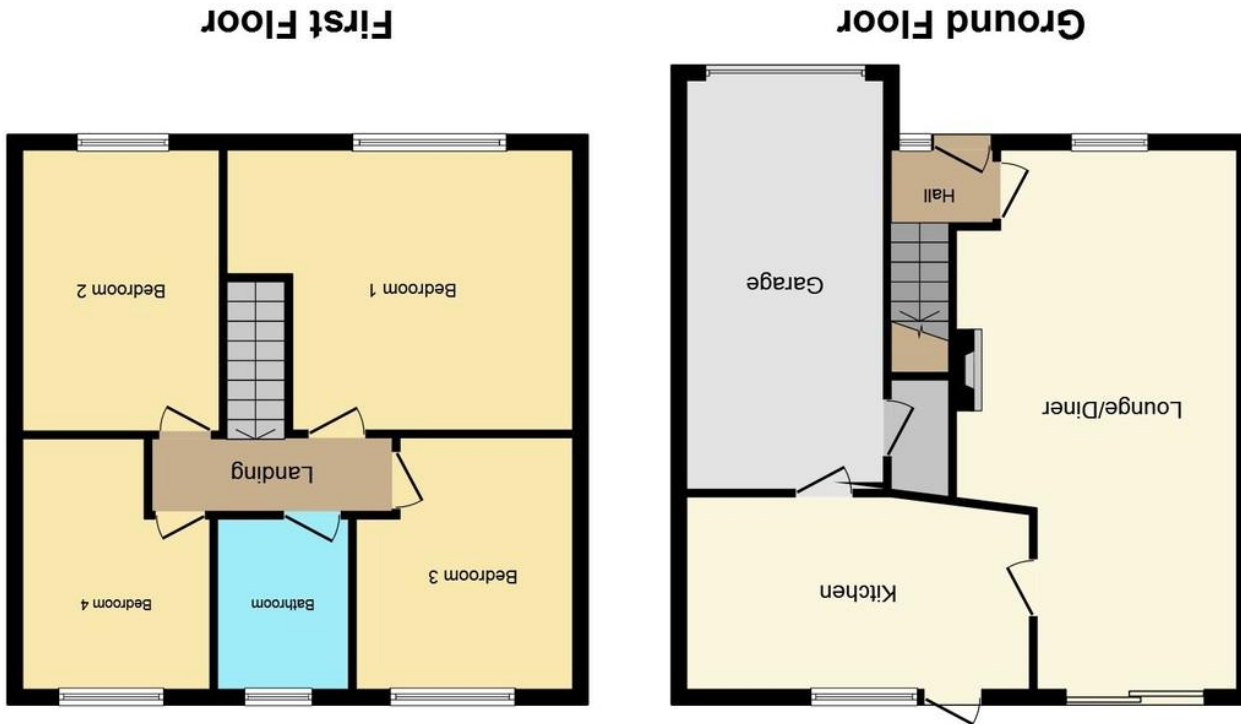


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

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 Conveyor.

Great Barr | 0121 241 4441



- Sought After Location
- Lounge/Diner
- Four Bedrooms
- Well Maintained Rear Garden
- Off-Road Parking & Garage
- Double Glazing & Gas Central Heating (where specified)

Chatsworth Avenue, Great Barr, B43 6QL

Offers over £300,000

Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This SUPERB FAMILY HOME offers VERSATILE and SPACIOUS living accommodation throughout. In brief the ground floor accommodation comprises of entrance hall, lounge/diner and kitchen. On the first floor there are FOUR GOOD SIZED BEDROOMS and a bathroom. Outside there is a well maintained rear garden whilst to the front there is ample space for off-road parking with an integral garage. Ideally located for good school catchment, shops/supermarket and the main commuter routes to Birmingham City Centre. VIEWING HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE THE LOCATION, 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 lawned front garden, block paved drive with access to front reception door.

HALL having ceiling light point, stairs to first floor accommodation and door to lounge/diner.

LOUNGE/DINER 26' 0" (max.) x 12' 7" (max.) (7.92m x 3.84m) having double glazed window to front elevation, ceiling light points, power points, two central heating radiators, uPVC double glazed sliding door to rear garden and door to kitchen.

KITCHEN 15' 0" (max.) x 9' 0" (max.) (4.57m x 2.74m) having double glazed windows to rear elevation, ceiling light points, power points, a range of matching wall/base units with work surfaces over, ample space for a range of appliances, door giving access to garage and uPVC double glazed door opening to rear garden.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 15' 6" x 13' 0" (4.72m x 3.96m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 11' 5" (max.) x 8' 5" (3.48m x 2.57m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 11' 6" x 9' 8" (3.51m x 2.95m) having double

glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM FOUR 12' 5" x 8' 6" (3.78m x 2.59m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BATHROOM having double glazed window to rear elevation, ceiling light point, a matching suite comprising of wash hand basin, panelled bath, low flush w/c and tiling to walls.

OUTSIDE

REAR GARDEN having decked area leading on to a lawned space to fenced perimeter.

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 D Sandwell Metropolitan Borough 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.

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