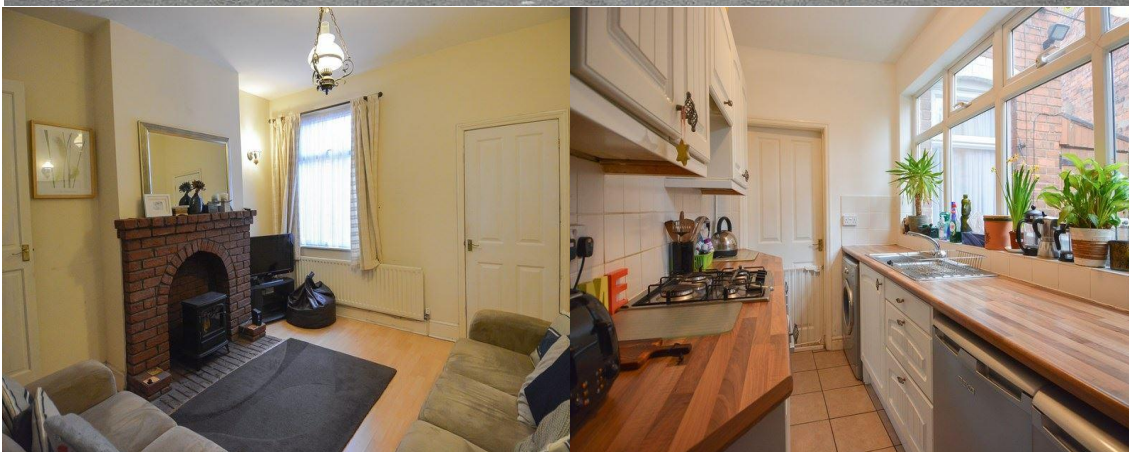


Wigorn Road Bearwood B67 5HG



A WELL PRESENTED, TRADITIONAL END OF TERRACE property benefiting from off road parking. Features include two double bedrooms, two reception rooms, a modern style kitchen and a ground floor WC. Viewing is highly recommended. EP Rating E.

Location

The property is conveniently situated for access to Lightwoods Park and the amenities of the local High Street. Located just over a mile away is Lightwoods Primary School and within half a mile is the ever popular Warley Woods and Golf Course. This traditional terrace is a most sought after style, popular amongst local residents and in keeping with the character of the area.

Summary

- * Well presented traditional end terrace property
- * Double glazed porch entrance
- * Two reception rooms
- * Two double bedrooms
- * Modern style kitchen
- * First floor family bathroom
- * Off road parking plus garage/storage space
- * Potential for further development (subject to planning permissions)

Schedule of accommodation

Porch

Reception Room One: 13'08" into bay x 11'11" max (4.17m into bay x 3.63m max)

Under Stairs Storage

Reception Room Two: 11'11" max x 12'03" (3.63m max x 3.73m)

Kitchen: 9'11" x 5'10" (3.02m x 1.78m)

Vestibule

WC

Landing

Bedroom One (front): 11'11" max x 11'04" (3.63m max x 3.45m)

Bedroom Two (middle): 12'04" x 9'01" (3.76m x 2.77m)

Bathroom: 9'09" x 5'11" (2.97m x 1.8m)

Garage/Storage Space



General information

TENURE: The agents understand that the property is Freehold.

SERVICES: Central heating to radiators is provided by a Ferroli combi boiler located in the kitchen.

FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included in the sale. All other items are excluded. Carpets and curtains may be available by separate arrangement with the vendors, if required.

PROPERTY INFORMATION QUESTIONNAIRE: A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser. From the agents office continue along Adkins Lane. At the mini roundabout take the third right onto Wigorn Road. The property is situated on the left hand side.



THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a



property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	