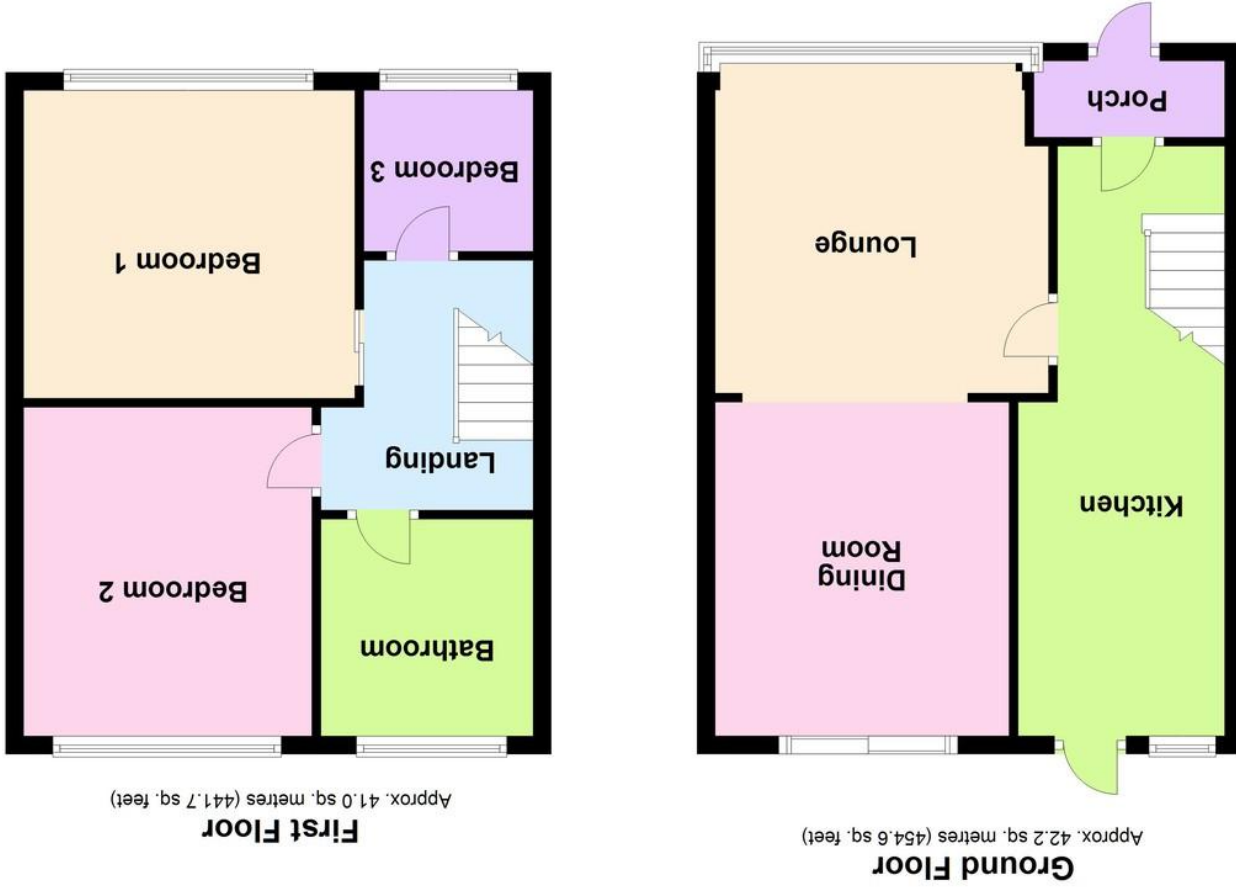
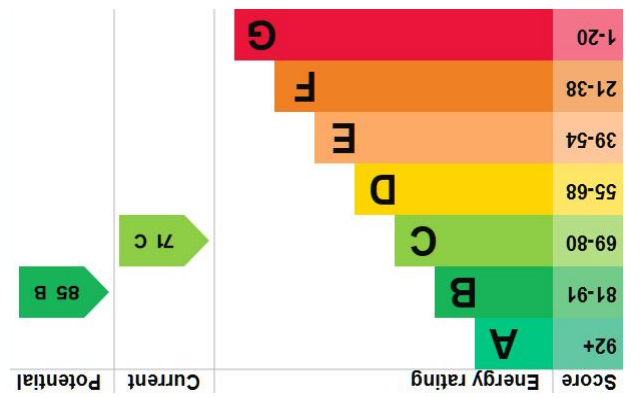


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 83.3 sq. metres (896.3 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Planip.



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.



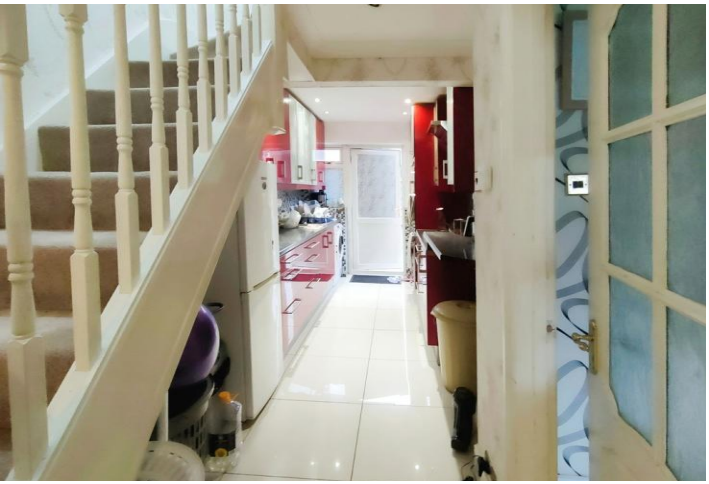
Great Barr | 0121 241 4441



- MODERN STYLE KITCHEN
- LOW MAINTENANCE GARDEN
- SPACIOUS DUAL APSECT LOUNGE DINER
- SEPARATE SHOWER IN BATHROOM
- DESIRABLE LOCATION

Calder Grove, Birmingham, B20 2HR

£200,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

ATTENTION ALL BUYERS! Do not miss out on this WELL-PRESENTED THREE-BED MID TERRACED property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, presentation and potential of the accommodation on offer. This property will surely be in high demand. Call Green & Company to arrange your viewing.

**HALL THROUGH KITCHEN** 24' 10" x 7' 6" max 6' min (7.57m x 2.29m max 1.83m min) Benefitting polished flooring, spotlights, radiator, stairs to first floor, modern style wall and base units, glass mosaic tiles to under units, gas hob, double oven, window and door to rear.

**LOUNGE** 12' 3" x 11' 2" (3.73m x 3.4m) With box window to front, radiator, laminate flooring and opening into:-

**DINING ROOM** 12' 7" x 10' 10" (3.84m x 3.3m) With laminate flooring and patio door to rear.

**FIRST FLOOR LANDING** With doors to bedrooms and bathroom.

**BEDROOM ONE** 12' 2" x 11' 3" (3.71m x 3.43m) With sliding door, feature ceiling with spotlights and radiator.

**BEDROOM TWO** 12' 2" x 10' 8" (3.71m x 3.25m) With laminate flooring, radiator, and window to rear.

**BEDROOM THREE** 5' 11" x 5' 10" (1.8m x 1.78m) With laminate flooring, window to front and radiator.

**BATHROOM** Having vinyl flooring, window to rear, separate shower cubicle, mixer shower, fully tiled walls, bath, WC, basin and radiator.

**GARDEN** Is low maintenance with paved patio and fencing.

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.

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