

**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



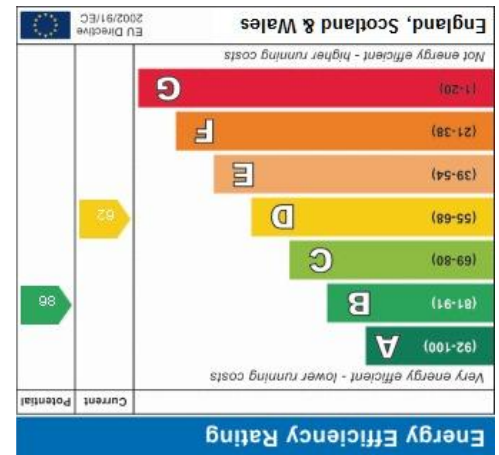
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- Ideal First Time Purchase/Investment Opportunity
- Through Lounge/Diner
- Extended Kitchen
- Three Bedrooms
- Well Maintained Rear Garden

Foden Road, Great Barr, B42 2EJ

£195,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This EXTENDED SEMI-DETACHED property would be an ideal purchase for a first time buyer or investor. In brief the ground floor accommodation comprises of porch, hallway, through lounge/diner and extended kitchen. Whilst to the first floor there are three bedrooms and a shower room. Outside there are front/rear gardens with garage to rear. Offered for sale with NO UPWARD CHAIN.

APPROACH having a front garden with paved steps leading to enclosed porch.

PORCH having double glazed door with matching sides.

HALL approached via reception door, having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE/DINER 26' 0" (max.) x 10' 0" (max.) (7.92m x 3.05m) having double glazed window to front elevation, ceiling light points, power points, central heating radiator and double glazed doors opening to rear garden.

EXTENDED KITCHEN 16' 10" x 6' 0" (5.13m x 1.83m) having double glazed window to rear elevation, ceiling light point, power points, a range of matching base units with worktops over, inset sink/drainer with mixer tap over, ample space for a range of appliances and double glazed door to rear garden.

LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 13' 0" (max.) x 10' 0" (max.) (3.96m x 3.05m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 10' 0" x 9' 5" (max.) (3.05m x 2.87m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 7' 2" x 6' 3" (2.18m x 1.91m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of shower, wash hand basin, low flush WC and complimentary tiling to walls/floor.

OUTSIDE

REAR GARDEN having a paved patio leading on to a mainly lawned garden space surrounded by an array of shrubs/plants.

COUNCIL TAX BAND B Birmingham City Council

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

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