

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

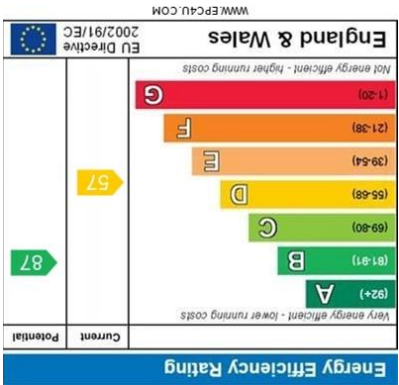
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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 Conveyer.



Great Barr | 0121 241 4441



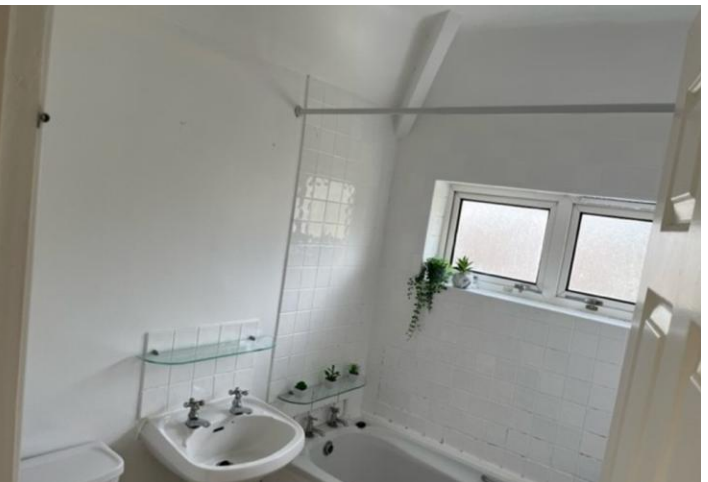
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED FRONT AND REAR GARDENS



Duxford Road, Great Barr, B42 2JE

Offers Over £200,000





## Property Description

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

ATTENTION ALL BUYERS! Do not miss out on this WELL-PRESENTED semi-detached 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 is sure to be in high demand - Call Green & Company to arrange your viewing.

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

PORCH having uPVC double glazed door with matching sides.

HALL approached via reception door, having ceiling light point, central heating radiator, stairs to first floor accommodation and door to lounge.

LOUNGE 13' 5" max x 10' 5" max (4.09m x 3.18m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and access to kitchen/diner.

KITCHEN DINER 12' 10" max x 14' max (3.91m x 4.27m) having double glazed windows to rear elevation, ceiling light point, power points, central heating radiator, a range of wall/base units with worktops over, inset sink with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances and uPVC double glazed door to conservatory.

CONSERVATORY 5' x 7' 1" (1.52m x 2.16m) having double glazed windows, power points and uPVC double glazed door opening to rear garden.

FIRST FLOOR LANDING approached via staircase, having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 13' 8" max x 11' max (4.17m x 3.35m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and doors opening to built-in wardrobe storage.

BEDROOM TWO 10' x 8' 5" (3.05m x 2.57m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BATHROOM having window to rear elevation, ceiling light point, central heating radiator, a matching suite comprising of wash hand basin, panelled bath with shower over, low flush WC, tiling to splash prone areas

OUTSIDE

REAR GARDEN having paved patio area, lawned garden space surrounded by an array of shrubs/plants with access to front of property via side gate.

Council Tax Band B - 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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