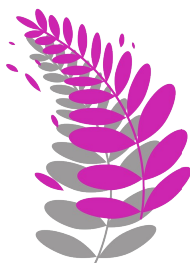


FERNDOWN ESTATES



37 Greenlands Road, Birmingham, West Midlands, B37 7ND

3 Bed House - Mid Terrace

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1

**Offers In The Region Of
£130,000**



- GOOD SIZE MID TERRACED PROPERTY
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER & LOUNGE DINER
- A MUST PROJECT PROPERTY
- CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS
- OFFERED WITH NO UPWARD CHAIN
- FRONT & REAR GARDENS
- IDEAL FAMILY HOME
- FANTASTIC INVESTMENT OPPORTUNITY
- HD PROPERTY VIDEO TOUR AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

37 Greenlands Road, Birmingham, West Midlands, B37 7ND

OFFERED WITH NO UPWARD CHAIN, GREENLANDS ROAD IS A MID TERRACED PROPERTY IN NEED OF SOME TLC! If you are looking for a great investment opportunity or a project purchase - this house is for you! The property comprises of Three Bedrooms, a Family Bathroom, spacious Kitchen Diner and Lounge Diner and Front & Rear Gardens. An ideal family home suitable for Families, First Time Buyers and Investors.

Overview & Approach



Greenlands Road is Mid Terraced Property located in Chelmsley Wood, North Solihull.

The area of Chelmsley Wood is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers. The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is set back off the road and approached via a walkway with a garden to the fore and a path leading to the external:

Porch



Overlooking the side of the property with a ceiling light point, storage cabinets and the consumer unit.

Entrance Hallway

The Entrance Hallway includes a ceiling light point, stairs to the first floor and doors leading off:

Lounge



Overlooking the front and rear of the property with two ceiling light points, a feature fireplace and a radiator point.



Lean To



Kitchen Diner



Overlooking the front and rear of the property with a ceiling light and radiator point, matching wall and base units with work surfaces, a stainless steel sink and drainer unit, space for a cooker and additional appliances, a storage cupboard under the stairs, vinyl flooring and a doorway into the:

Stairs & Landing



Overlooking the Rear Garden with a ceiling light and radiator point, a cupboard containing the boiler and doors leading off to:



Bedroom One



Overlooking the front of the property with a ceiling light and radiator point.

Bedroom Three



Overlooking the Rear Garden with a ceiling light and radiator point.

Bedroom Two



Overlooking the front of the property with a ceiling light and radiator point and a built in storage cupboard.

Bathroom



Overlooking the Rear Garden with a ceiling light and radiator point, paneled bath, pedestal wash hand basin, low level WC and vinyl flooring.

Rear Garden Aerial View



The Rear Garden does need restoring but is of a very good size and includes a brick built outbuilding.

Additional Information



We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

This is a Non Standard Construction (Mowlem Fly Ash)

Greenloads Road

Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)

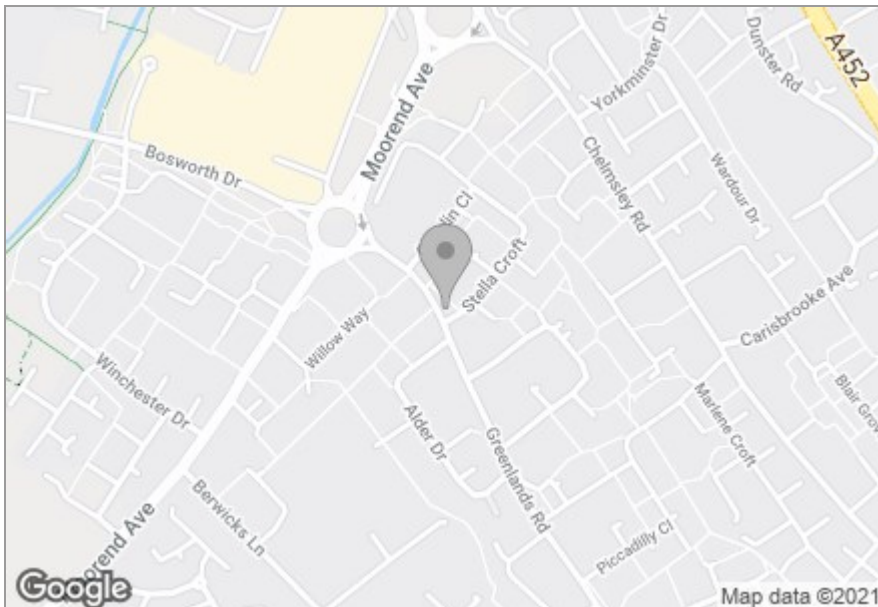


First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 82.7 sq. metres (890.5 sq. feet)



PROPERTY MISEDSCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>68</p>		<p>87</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	