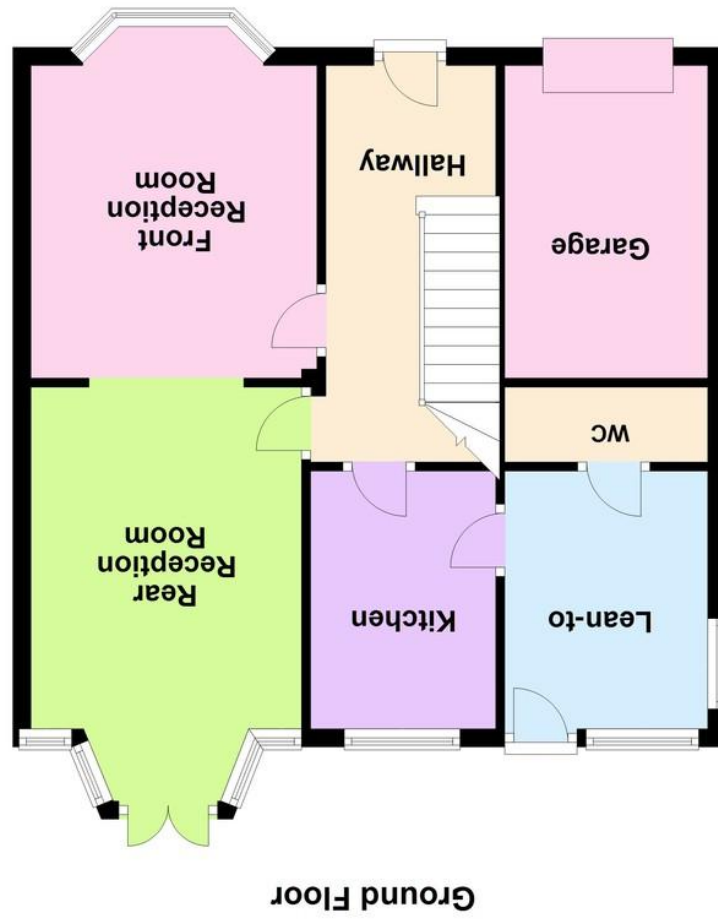
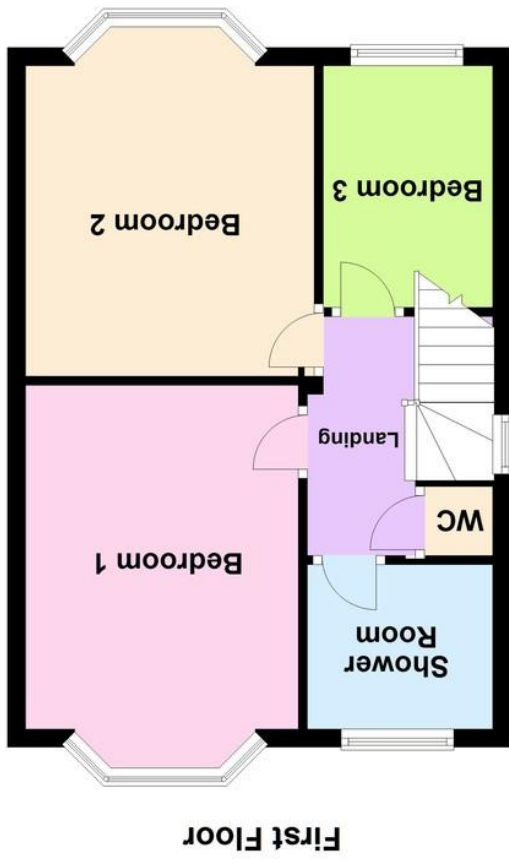


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Energy Efficiency Rating	
Current	Potential
78	51
England & Wales EU Directive 2002/91/EC www.epc4u.com Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

Boldmere | 0121 321 3991



- GREAT INVESTMENT OPPORTUNITY
- OFF ROAD PARKING
- THREE WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION

Antrobus Road, Sutton Coldfield, B73 5EN

Offers Over £325,000



## Property Description

Green and Company are pleased to bring to market this amazing opportunity for a project on Antrobus road! Being in such a desirable location and close to local amenities whilst also having great transport links this is a must see. The property in brief comprises of ; living room, dining room, kitchen and lean-to and the first floor has three well proportioned bedrooms with a shower room and separate wc. Please give us a call now to ensure you do not miss out on this opportunity.

**HALLWAY** 14' 5" max x 6' 2" max (4.39m x 1.88m) Carpeted, stairs leading off and providing access to both reception rooms and kitchen.

**LIVING ROOM** 14' max x 10' 3" max (4.27m x 3.12m) Carpeted, double glazed bay window, radiator, power points and ceiling light.

**DINING ROOM** 17' max x 9' 9" (5.18m x 2.97m) Carpeted, ceiling light, double glazed window, double glazed French door leading to garden, radiator and power points.

**KITCHEN** 9' 1" x 6' 8" (2.77m x 2.03m) Double glazed window, base units, breakfast bar, ceiling light and power points.

**LEAN TO** 9' 3" x 7' 4" (2.82m x 2.24m) Ceiling lights, French door, plumbing and electrics.

**FIRST FLOOR LANDING** Providing access to all three bedrooms, bathroom and separate wc.

**BEDROOM ONE** 16' 5" max x 8' 7" (5m x 2.62m) Carpeted, double glazed bay window, ceiling light, radiator, power points and fitted wardrobes.

**BEDROOM TWO** 14' 8" max x 9' (4.47m x 2.74m) Carpeted, fitted wardrobes, ceiling light, radiator, power points and double glazed bay window.

**BEDROOM THREE** 6' 9" x 6' 3" (2.06m x 1.91m) Having a double glazed window, ceiling light and power points.



**BATHROOM** 6' 8" x 6' 7" (2.03m x 2.01m) Double glazed window, bath, wash basin and ceiling light.

**SEPARATE WC** Low level wc.

**OUTSIDE** The front of the property benefits from having a driveway providing off road parking for multiple cars whilst to the rear is a small patio area with a large garden.

Council Tax Band D - 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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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

