

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

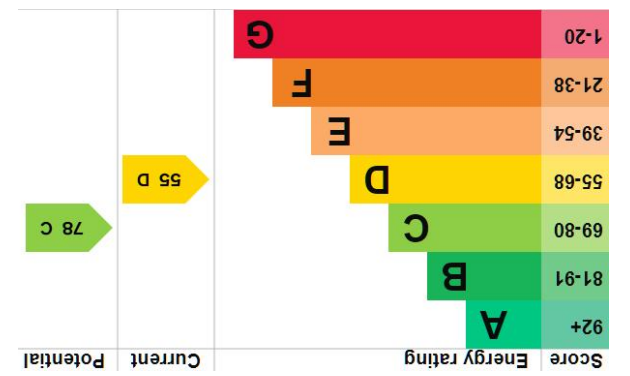


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.



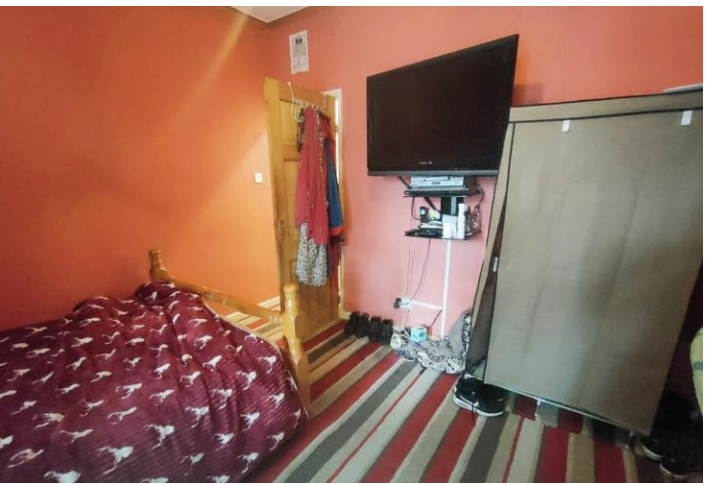
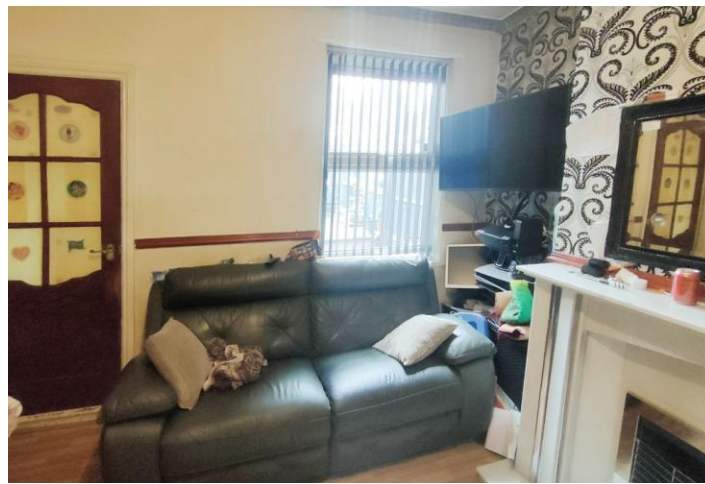
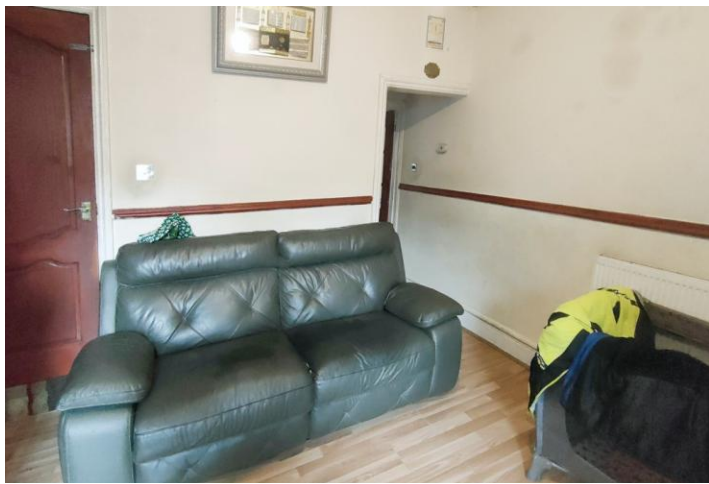
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- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LOFT SPACE
- DOWNSTAIRS WC IN OUT BUILDING
- IDEAL FIRST TIME BUYER PROPERTY

Pretoria Road, Ward End , Birmingham, B9 5LH

£220,000



Property Description

Pretoria Road is a popular sought after location where this two bedroom spacious mid terrace property is situated. Comprising of spacious lounge, dining room, with downstairs toilet (in out building), two double bedrooms with bathroom on first floor and converted loft space. Rear garden is low maintenance. This would make an ideal first time buyers property or anyone looking to downsize, close to local amenities and good transport links.

Accessed off Pretoria Road through front door into lounge area.

LOUNGE 12' 9" x 11' 2" (3.89m x 3.4m) Having laminate wood effect flooring, bay window to front with blind, gas fire, radiator and door to:-

DINING ROOM 12' 3" x 11' 2" (3.73m x 3.4m) Having laminate wood effect flooring, window to rear with blind, gas fire with marble effect surround, door to storage cupboard, radiator, door to stairs and door to:-

KITCHEN 9' 2" x 5' 9" (2.79m x 1.75m) Having vinyl flooring, range style gas cooker, space for washing machine, radiator, a selection of wall and base units, window to side and door to garden.

FIRST FLOOR LANDING Consisting of doors to bedroom one, two, bathroom and stairs to loft space also having radiator.

BEDROOM ONE 13' 1" x 11' 3" (3.99m x 3.43m) Having window to front with blind, wardrobe space and radiator.

BEDROOM TWO 10' x 9' (3.05m x 2.74m) Having window to rear, radiator and understairs storage.

BATHROOM 9' 1" x 5' 9" (2.77m x 1.75m) With vinyl flooring, quartz effect laminate cladding, mixer shower over P shaped bath with screen, WC, wash hand basin, radiator, window to rear and boiler cupboard.

Stairs to loft room.

LOFT SPACE 17' x 13' (5.18m x 3.96m) Having radiator, velux

window, fire door and lighting and store area.

OUTSIDE Garden is on a split level which is all paved and has shed at rear also off the back of kitchen is two store rooms and WC.

Council Tax Band A 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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