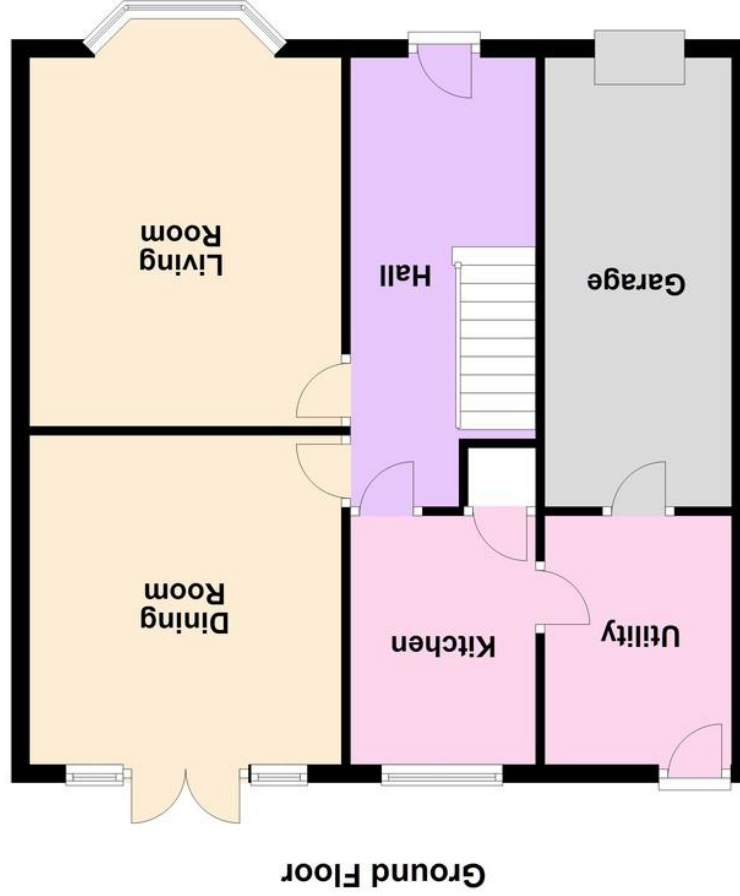
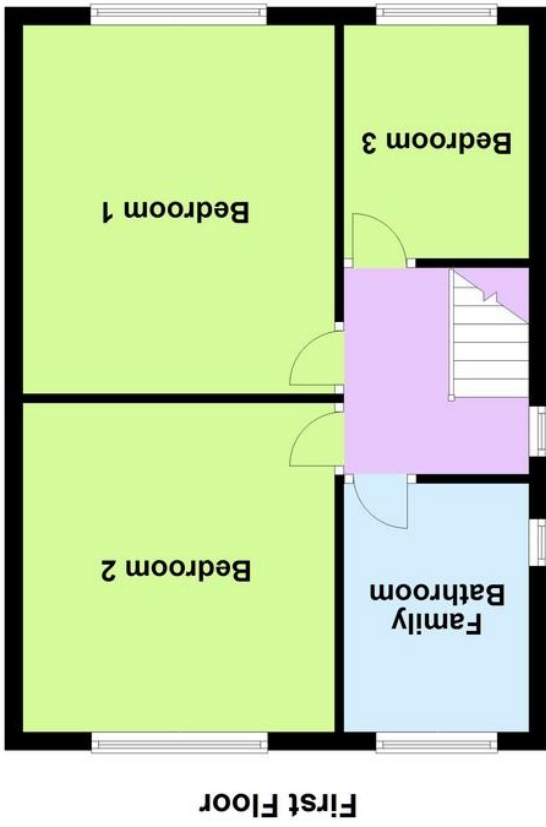
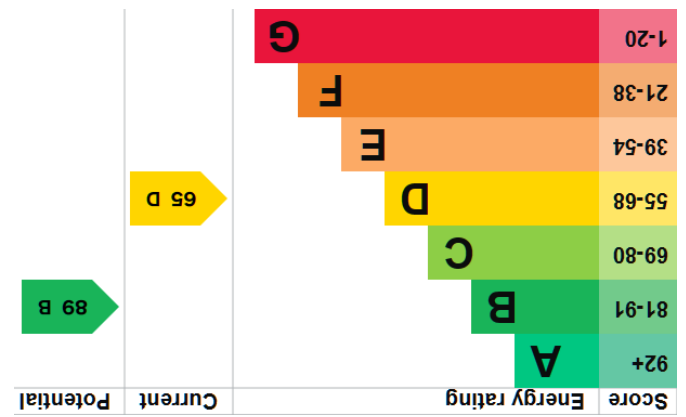


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Two Reception Rooms
- Kitchen & Utility
- Three Bedrooms & Family Bathroom
- Well Maintained Rear Garden
- Off-Road Parking & Garage

Bewlys Avenue, Handsworth Wood, B20 1LX

Offers over £270,000

Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED HOME offers spacious and versatile living accommodation throughout. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. VIEWING HIGHLY RECOMMENDED to fully appreciate the location and presentation of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having front garden, drive and paved steps leading to front reception door.

HALL having light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LIVING ROOM 14' 3" (max.) x 11' 5" (4.34m x 3.48m) having double glazed window to front, light point, power points and central heating radiator.

DINING ROOM 12' 0" x 11' 5" (3.66m x 3.48m) having double glazed windows to rear, light point, power points, central heating radiator and uPVC double glazed doors opening to rear garden.

KITCHEN 8' 0" x 6' 7" (2.44m x 2.01m) having double glazed window to rear elevation, ceiling light point, power points, a range of matching wall/base units with worktops over, inset stainless steel sink with mixer tap over, ample space for a range of appliances and door to utility.

UTILITY 8' 1" x 6' 2" (2.46m x 1.88m) having window and door giving access to rear garden with door to garage.

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

BEDROOM ONE 12' 0" x 11' 6" (3.66m x 3.51m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM TWO 12' 0" x 11' 6" (3.66m x 3.51m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 8' 6" x 6' 8" (2.59m x 2.03m) having double glazed window to front elevation, light point, power points and central heating radiator.

FAMILY BATHROOM having double glazed windows to rear/side elevations, a matching suite comprising of panelled bath with taps/shower over, wash hand basin, low flush w/c, light point, central heating radiator and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having paved and lawned areas to fenced perimeter.

GARAGE 17' 0" x 6' 10" (5.18m x 2.08m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND C Birmingham City Council

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.

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Please note that all measurements are approximate.

