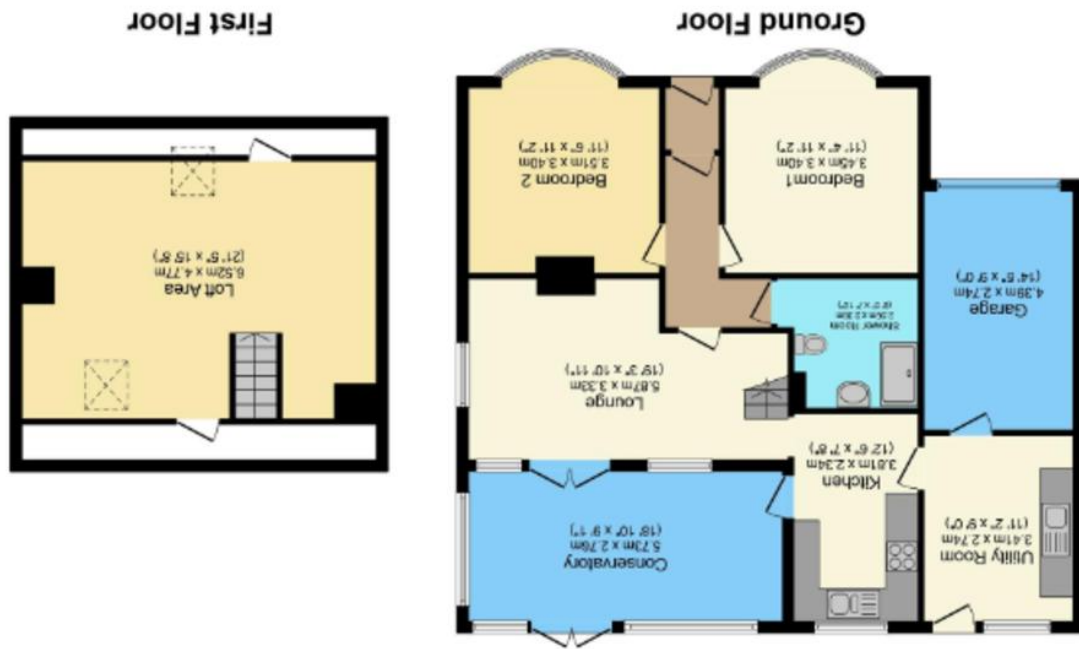
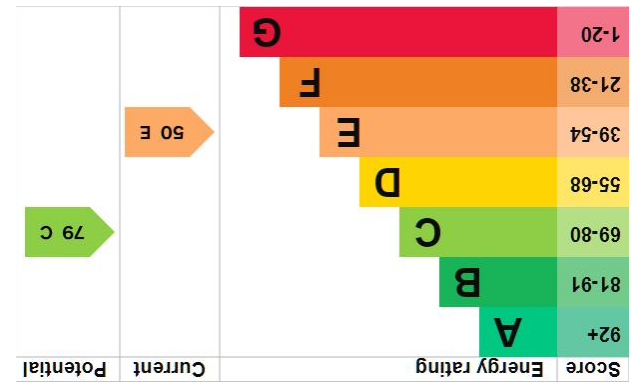


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 136.6 sq.m. (1,471 sq.ft.) approx



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.



Castle Bromwich | 0121 241 1100



- NO CHAIN
- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- LOFT ROOM
- UTILITY
- RECENTLY REFITTED SHOWER ROOM



Cooks Lane, Kingshurst, Birmingham, B37 6NP

Offers In Excess Of
 £259,950

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fantastic opportunity to acquire this two bedroom detached bungalow in a prime location. The property is in need of some modernisation and benefits from two bedrooms, loft area, lounge, kitchen, shower room, conservatory, utility and garage. Rear garden is very well presented and also comes with off road parking with space for multiple vehicles. DO NOT MISS OUT AS THIS IS ONE PROPERTY THAT OFFERS POTENTIAL FOR THE IDEAL HOME. Call Green and Company now for your viewing.

LOUNGE 19' 3" x 14' 3" max 10' 8" min (5.87m x 4.34m max 3.25m min) Comprising two ceiling fans, radiator, window to side, stairs to loft room, french doors to conservatory, feature fire place and door to kitchen.

KITCHEN 14' 7" x 7' 9" (4.44m x 2.36m) Comprising tiled floor, radiator, wood effect units, gas hob, oven, blind, window to rear, door to conservatory and door to utility.

CONSERVATORY 18' 9" x 8' 11" (5.72m x 2.72m) Comprising laminate wood effect flooring, ceiling fan, radiator and French doors to garden.

UTILITY 14' 4" x 9' (4.37m x 2.74m) Tiled floor, sink and work top, window to rear, blind, radiator, door to rear, under unit tiling and door to garage.

BEDROOM ONE 12' 8" into bay x 11' 4" (3.86m x 3.45m) With bay window with blind, laminate flooring and heater.

BEDROOM TWO 12' 8" into bay x 11' 4" (3.86m x 3.45m) With bay window with blind, radiator, laminate flooring and ceiling fan.

LOFT ROOM 20' 7" x 17' 8" (6.27m x 5.38m) Comprising three Velux windows, laminate flooring, feature fireplace, radiator and storage cupboards.

SHOWER ROOM 9' 7" x 8' 4" (2.92m x 2.54m) Recently refitted

with a modern twist, laminated wall and ceiling panelling, vinyl flooring, shower tray, mixer shower, modern glass screen, vanity unit and basin, WC, extractor fan and spotlights to ceiling.

GARAGE 23' x 9' 4" (7.01m x 2.84m) Having up and over door, boiler, lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is spacious in size and has a patio area, lawn and fenced boundaries.

Council Tax Band D Solihull Metropolitan Borough 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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