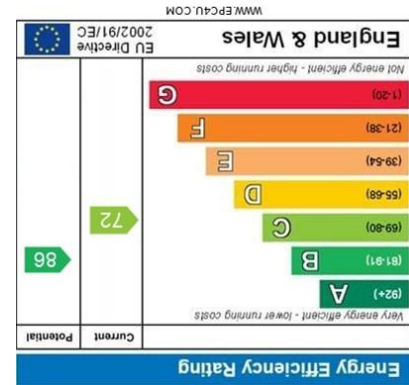


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A SUPER, EXTENDED AND SPACIOUS TERRACED HOUSE
- THREE WELL PROPORTIONED BEDROOMS
- TWO CAR DRIVEWAY
- REFITTED KITCHEN AND BATHROOM

Cramlington Road, Great Barr, Birmingham, B42 2EF

£220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

What a lovely, extended and well presented family home with three well proportioned bedrooms and a two car driveway. Being very well located for schools, transport and shops the property benefits from a ground floor WC and a study area. Featuring a refitted kitchen and bathroom and a full width rear extension the property needs to be viewed internally.

ENTRANCE HALL With double glazed front door and window, radiator, staircase leading off and door leading to:-

ATTRACTIVE LOUNGE 24' 10" into bay x 11' 4" max (7.57m x 3.45m) With double glazed bay window to front, two radiators, archway leading through to:-

STUDY AREA 7' 9" x 4' 10" (2.36m x 1.47m) With access through to:-

FITTED GUEST CLOAKROOM With low level wc, wash basin and access to under stairs storage cupboard.

DINING ROOM 10' x 7' 6" (3.05m x 2.29m) With double doors from the lounge, double glazed double French doors to garden, radiator and open plan leading through to:-

REFITTED KITCHEN 10' 7" x 7' 3" (3.23m x 2.21m) With double glazed window, white fronted units incorporating base cupboards and drawers, sink unit with mixer tap, wall cupboards, integrated hob, oven and extractor, exterior door to the entry.

FIRST FLOOR LANDING With access to loft with pull down ladder which has boarding.

BATHROOM With double glazed window, ladder radiator, white suite comprising p-shaped panelled bath, low level wc, pedestal wash hand basin, full tiled walls and floor.

BEDROOM ONE 11' x 9' (3.35m x 2.74m) With radiator and double glazed window to rear.



BEDROOM TWO 11' x 8' 2" (3.35m x 2.49m) With radiator, double glazed window to front, two fitted wardrobes.

BEDROOM THREE 6' 8" min x 9' 4" plus recess (2.03m x 2.84m) With two double glazed windows to front and radiator.

OUTSIDE The house stands behind a two car driveway with an entry providing access through to the kitchen.

The rear garden comprises predominantly lawned garden with patio area and fenced boundaries.

Council Tax Band B - 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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