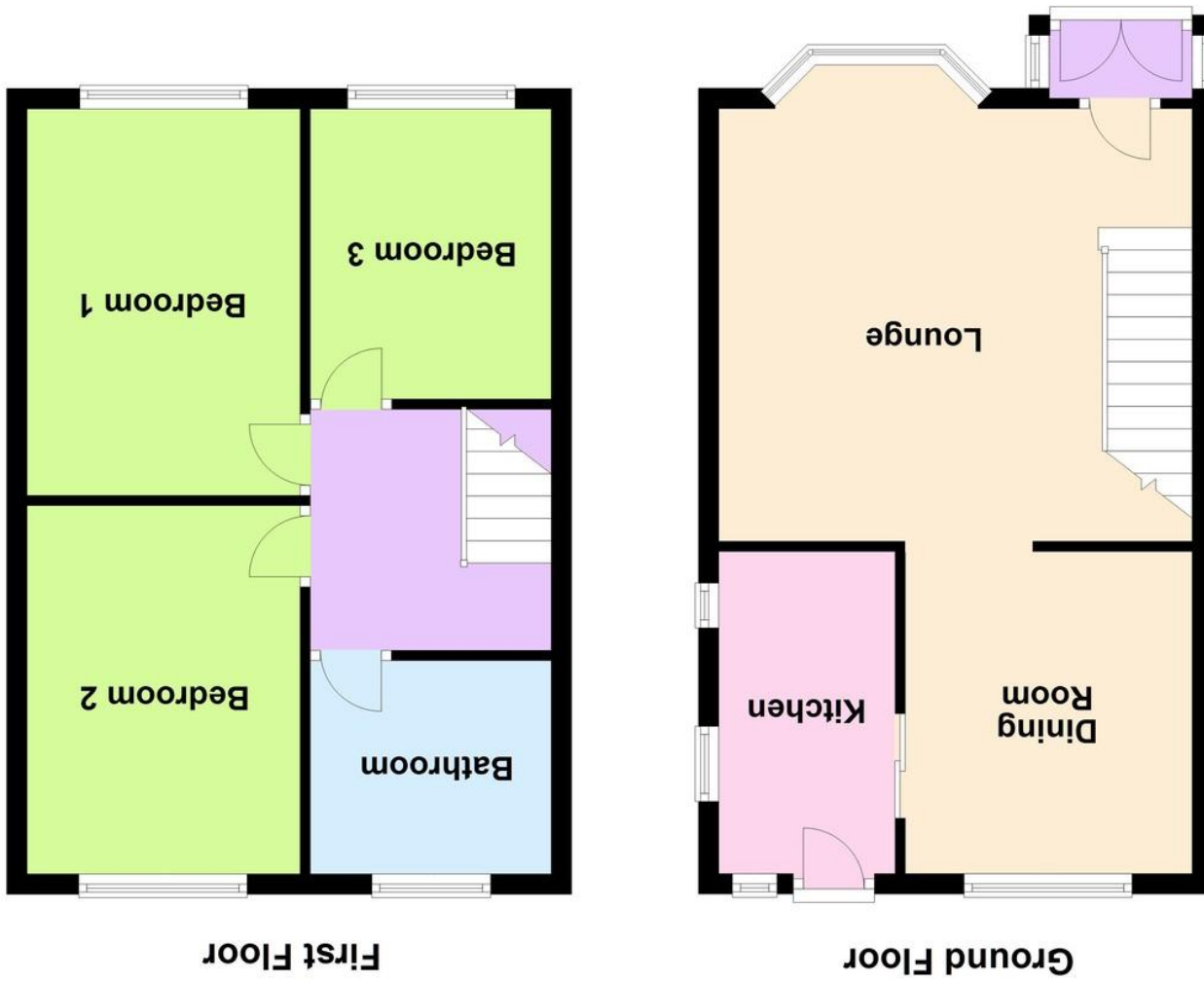
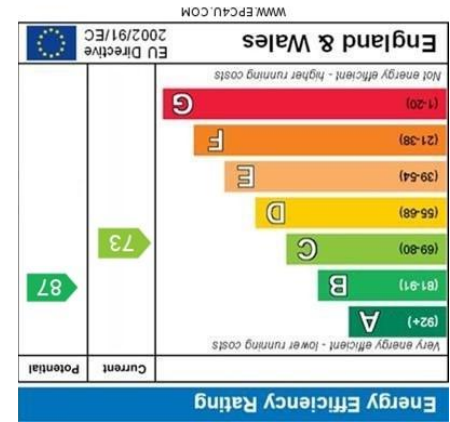


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



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- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- KITCHEN AND DINING ROOM
- THREE GOOD SIZED BEDROOMS
- WELL MAINTAINED REAR GARDEN

Farrier Road, Birmingham, B43 7NH

£210,000



Property Description

This WELL PRESENTED HOME would ideally appeal to first-time buyers and home movers seeking a desirable location. Having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre & Sutton Coldfield Town Centre. MUST BE VIEWED to fully appreciate the location and potential of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

APPROACH having front garden, drive and paved pathway to enclosed porch.

ENCLOSED PORCH having glazed doors with matching sides.

LOUNGE 14' 5" max x 16' 10" max (4.39m x 5.13m) having double glazed window to front elevation, light points, power points, two central heating radiators, stairs to first floor accommodation and open access to dining room.

DINING ROOM 10' 5" x 10' 10" max (3.18m x 3.3m) having double glazed window to rear elevation, light point, power points, central heating radiator and sliding door to kitchen.

KITCHEN 10' 5" x 5' 8" (3.18m x 1.73m) having double glazed windows, light point, power points, central heating radiator, a range of wall/base units with worktops over, inset sink with mixer tap over and ample space for a range of appliances including plumbing for washing machine and double glazed door giving access to rear garden.

FIRST FLOOR LANDING having light point and doors off to all rooms.

BEDROOM ONE 12' 6" x 8' 7" max (3.81m x 2.62m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.

BEDROOM TWO 10' 5" x 10' 10" (3.18m x 3.3m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 9' 5" max x 8' (2.87m x 2.44m) having double glazed window to front elevation, light point, power points and central heating radiator.



BATHROOM having double glazed window to rear elevation, light point, a matching suite comprising of bath, wash hand basin, low flush w/c and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having paved areas surrounded by an array of shrubs/plants.

Council Tax Band C - Walsall 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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