

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



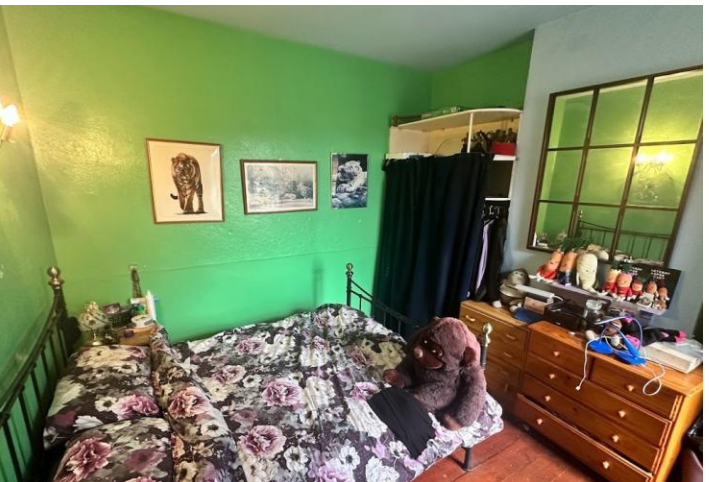
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- REQUIRING MODERNISATION
- TRADITIONAL END TERRACE
- PROPORTIONED BEDROOMS WITH POTENTIAL FOR FOUR
- GREAT ESTABLISHED LOCATION
- TRANSPORT LINKS TO HAND

Short Heath Road, Erdington, Birmingham, B23 6JX

£230,000



Property Description

This traditional period end terrace house is quite unique in that we understand it has remained within the same family since it was built in the early 1900's. The property has been re-roofed some time in the recent past and has majority UPVC double glazing. The house is in need of comprehensive modernisation but provides an excellent opportunity for buyers to acquire a home of good proportions in a very sought after and convenient location. The front bedroom has two windows and is of suitable dimensions to create two rooms if required. The property in more detail comprises:-

ENTRANCE VESTIBULE With double glazed front door, stained glass inner door leading to:-

LONG RECEPTION HALL With radiator and staircase leading off.

LOUNGE 15' 8" into bay x 10' 7" (4.78m x 3.23m) With double glazed bay to front, radiator, coal effect gas fire.

SITTING ROOM 12' 4" x 10' 9" (3.76m x 3.28m) With double glazed double French doors to garden, window looking into the hall and radiator.

BREAKFAST ROOM 13' x 8' plus bay window (3.96m x 2.44m) With double glazed bay to side, base cupboards and drawers, tiled flooring, radiator, pantry under stairs, single glazed window.

SCULLERY KITCHEN 5' 9" x 8' 6" (1.75m x 2.59m) With double glazed exterior door and window.

FIRST FLOOR LANDING With turning staircase and double glazed window.

BEDROOM ONE 12' 5" x 14' 4" (3.78m x 4.37m) With two double glazed windows to front, cast iron fireplace. As previously mentioned this room has potential to create two rooms.

BEDROOM TWO 12' x 10' 10" (3.66m x 3.3m) With double glazed window,

BEDROOM THREE 9' 10" x 8' 6" plus door recess (3m x 2.59m) With double glazed window.

SHOWER ROOM Double glazed window, pedestal wash basin, low level wc, shower compartment. We believe that the shower is currently not working.

OUTSIDE The property stands behind a mature fore-garden with lawn, pathways, inset conifers and shrubs. There is a pedestrian access to the side via gate leading through to the rear garden.

The rear garden comprises of a yard area together with patio garden with trees and borders, summer house, 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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