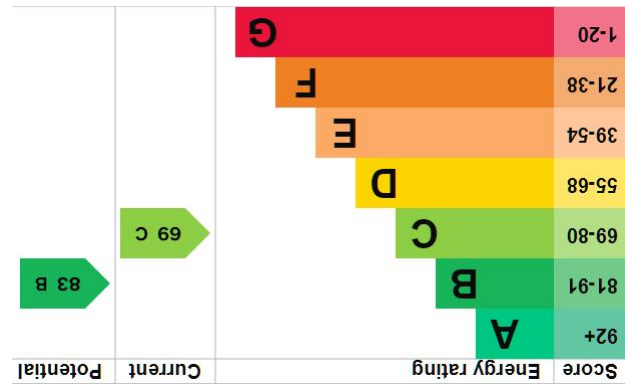


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



- Extended Semi-Detached Property
- Two Reception Rooms
- Kitchen Breakfast/Diner
- Four Good Size Bedrooms
- Family Bathroom & Shower Room

Oscott School Lane, Great Barr, B44 9EN

Offers In Excess Of
 £340,000



Property Description

This EXTENDED FAMILY HOME is ideally located for good school catchment, shops and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of reception hall, lounge, dining room, kitchen breakfast/diner, utility, bedroom and shower room. On the first floor there are a further three bedrooms and a family bathroom. Outside there is a large garden to the rear whilst to the front there is ample space for off-road parking. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. Benefitting from NO UPWARD CHAIN. Call Green & Company to arrange your viewing.

APPROACH having a large block paved drive providing ample space for off-road parking.

PORCH having uPVC double glazed doors.

HALL approached via reception door, ceiling light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE 15' 0" (max.) x 10' 0" (4.57m x 3.05m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and glazed doors opening to dining room.

DINING ROOM 9' 0" x 10' 0" (2.74m x 3.05m) having ceiling light point, power points, central heating radiator and open-access to kitchen.

KITCHEN BREAKFAST/DINER 23' 0" (max.) x 17' 3" (max.) (7.01m x 5.26m) having double glazed window to rear elevation, ceiling downlights, power points, two central heating radiators, a range of wall/base units with worktops over, breakfast bar, inset sink with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances, door to utility, door to shower room and uPVC double glazed doors opening to rear garden.

UTILITY ROOM having ceiling downlights, power points, central heating radiator, base units with worktops over, ample space for appliances and uPVC double glazed door to rear garden.

SHOWER ROOM having ceiling downlights, a matching suite comprising of walk-in shower, wash hand basin and low flush w/c.

BEDROOM THREE 14' 0" x 9' 10" (4.27m x 3m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

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



BEDROOM ONE 12' 8" (max.) x 10' 0" (3.86m x 3.05m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 12' 7" x 10' 0" (3.84m x 3.05m) having ceiling light point, power points, central heating radiator and uPVC double glazed doors opening to roof terrace.

BEDROOM FOUR 9' 7" x 8' 7" (2.92m x 2.62m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to front elevation, ceiling light point, a matching suite comprising of panelled bath, wash hand basin, low flush w/c, shower, central heating radiator and complimentary tiling to splashbacks.

LOFT Is fully boarded and fitted with new carpet and is approximately 38sq m

OUTSIDE

REAR GARDEN having a well maintained landscaped garden with lawned/paved areas to fenced perimeter.

COUNCIL TAX BAND C 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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