



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Are you a first time buyer looking for the first step into owning your own home then if so then this well presented three bedroom semi detached property is for you. Comprising of modern style lounge dining room, kitchen, three bedrooms and well presented bathroom, also benefits from separate garage to rear of property. Close to local schools with Glenmead Primary 0.1 mile, Beeches Primary 0.2 mile with Hamstead Station being 1.4 mile away. DO NOT MISS OUT ON THIS OPPORTUNITY! Call Green and Company to arrange your viewing.

Situated on Aldridge Road and accessed via dwarf wall boundary to lawn area and door to porch leading into:-

HALL With stairs to first floor, understairs storage, laminate flooring and radiator.

LOUNGE DINING ROOM 26' 5" x 10' 9"max 8' 10"max (8.05m x 3.28m max 2.69m min) Immaculate well presented room with bay to front with blind, chimney breast with feature opening, radiator and French doors to rear.

KITCHEN 9' 4" x 7' 2" (2.84m x 2.18m) With laminate wood effect flooring, spot lights, washing machine, gas hob, oven, extractor, window to rear, blind, tiled under wall units and boiler.

LANDING With window and doors to bedrooms and bathroom.

BEDROOM ONE 14' 4" x 12' 1" (4.37m x 3.68m) With bay window to front with blind and radiator.

BEDROOM TWO 12' 1" x 10' 8" (3.68m x 3.25m) With window to rear, fitted wardrobes with drawer packs and radiator.

BEDROOM THREE 7' x 5' 7" (2.13m x 1.7m) With window to front and radiator.

BATHROOM Having separate shower cubicle with mixer shower, bath, vanity unit with basin, WC, marble effect and laminate flooring.

GARDEN With patio area stepping up to lawned garden with pathway to rear of separate garage.

GARAGE (unmeasured) Is accessed via private road to rear of property and has door into two areas, workshop and garage area. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

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 ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

