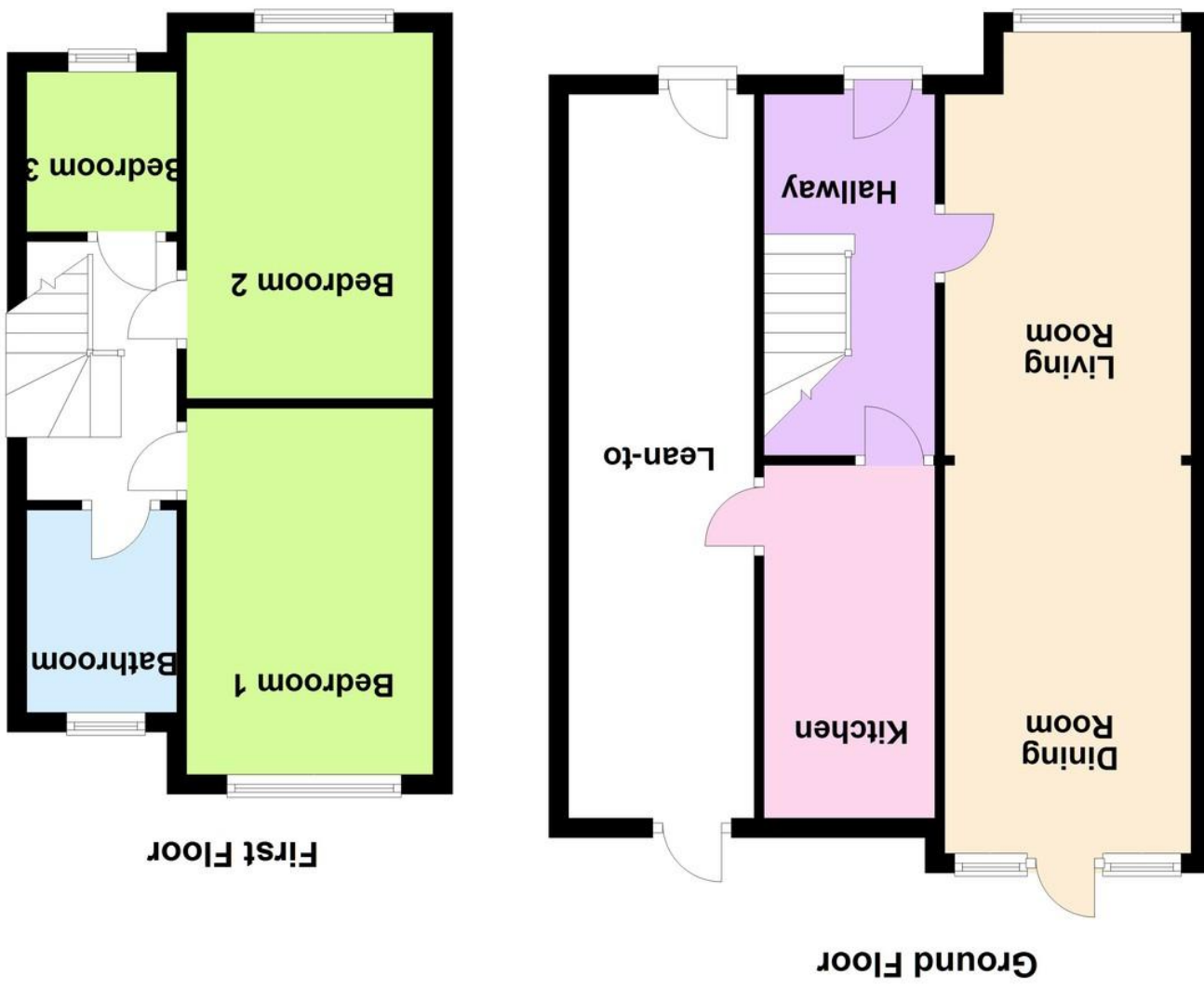


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Potential: 87 B
Current: 56 D

Great Barr | 0121 241 4441



- NO UPWARD CHAIN
- SEMI DETACHED
- THROUGH LOUNGE
- DRIVEWAY
- CENTRAL HEATING & DOUBLE GLAZING
- WELL PLACED FOR SCHOOLS, SCOTT ARMS & COMMUTING

Heston Avenue, Birmingham, B42 2NT

£215,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

A great opportunity to acquire an extended traditional semi with no upward chain. Having gas central heating and double glazing the property stands behind a single driveway and has a good-sized rear garden. Well placed just off the Walsall road and for local schools the house is also ideally placed for commuting. Viewing is recommended of the following:

ENTANCE HALL With double glazed door to front, ceiling light point and stairs to first floor.

LIVING ROOM 13' 2" into bay x 9' 2" (4.01m x 2.79m) With double glazed window to front ceiling light point and radiator.

DINING ROOM 12' 2" into bay x 9' 4" (3.71m x 2.84m) With double glazed window to rear, UPVC door to rear, laminate flooring and three wall lights.

KITCHEN 10' 2" x 4' 8" (3.1m x 1.42m) With double glazed windows to rear and side, wall and base units with roll top work surfaces over, stainless steel sink and drainer, gas oven and hob with extractor over, plumbing for washing machine, understairs storage, ceiling light point and door to.

LEAN TO 23' x 4' 2" (7.01m x 1.27m) With gates to front and rear with ceiling light point.

FIRST FLOOR LANDING With double glazed window to side, ceiling light point, loft access and doors.

BATHROOM Double glazed window to rear, bath with electric shower over, wash hand basin, low level WC, tiling to walls, cupboard housing wall mounted central heating boiler, ceiling light point and radiator.

BEDROOM ONE 13' 9" into bay x 9' 4" (4.19m x 2.84m) Double glazed window to front, laminate flooring, ceiling light point and radiator.

BEDROOM TWO 12' into bay x 9' 2" (3.66m x 2.79m) Double

glazed window to rear, laminate flooring, ceiling light point and radiator.

BEDROOM THREE 6' x 5' 2" (1.83m x 1.57m) Double glazed window to front, laminate flooring, ceiling light point and radiator.

OUTSIDE The house stand behind a single driveway. There is a covered side passage between the front of the porch and the kitchen.

The rear garden is enclosed with patio area, long lawn, hedges and fencing with pre-cast concrete store room at the end of the garden.

Council Tax Band B - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.

Superfast - Highest available download speed 101 Mbps. Highest available upload speed 20Mbps.

Ultrafast - Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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.

