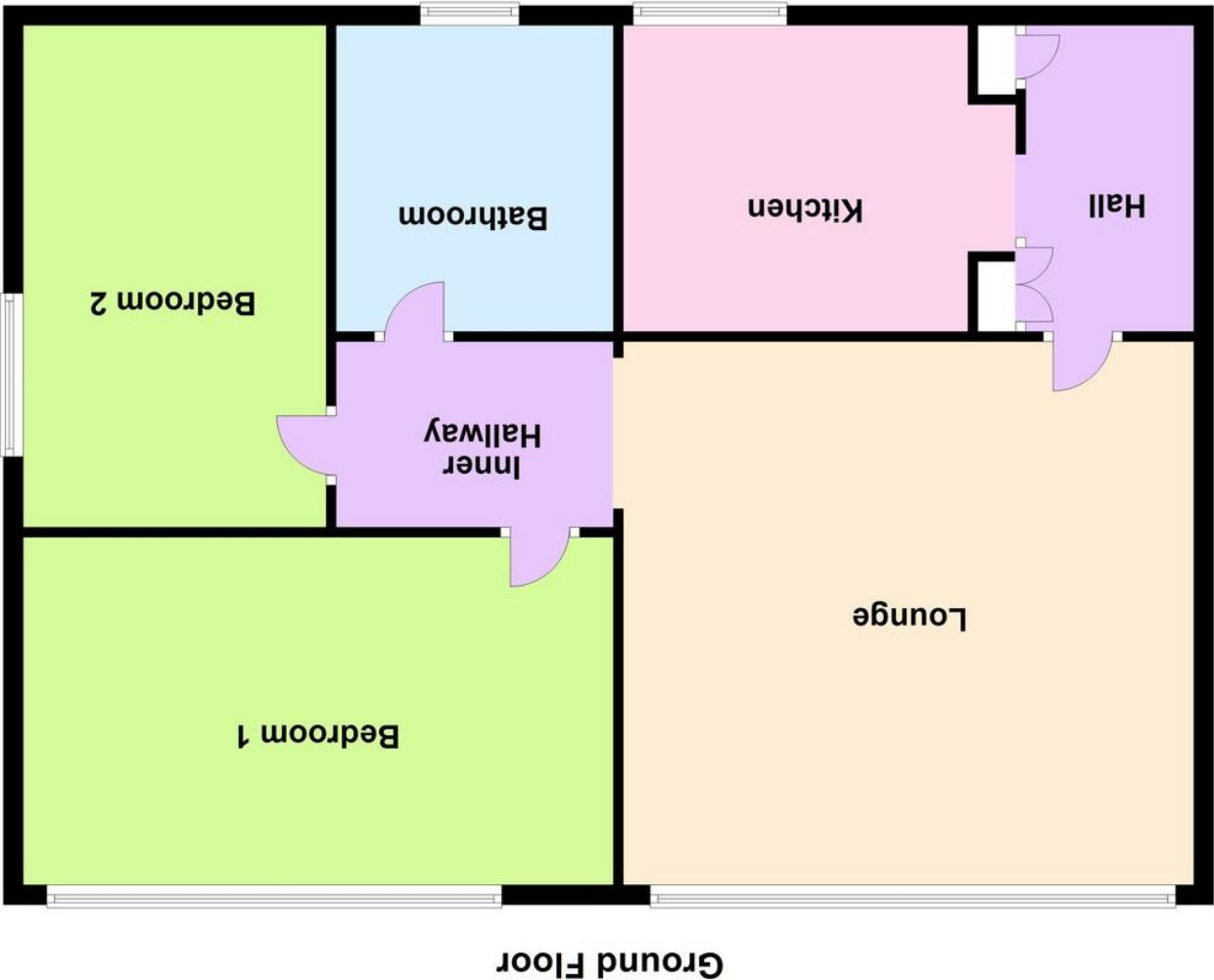


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
		(1-20)
		G
		(21-38)
		F
		(39-54)
		E
		(55-68)
		D
		(69-80)
		C
		(81-91)
		B
		(92+)
		A
Very energy efficient - lower running costs		
Current	Potential	
41	73	

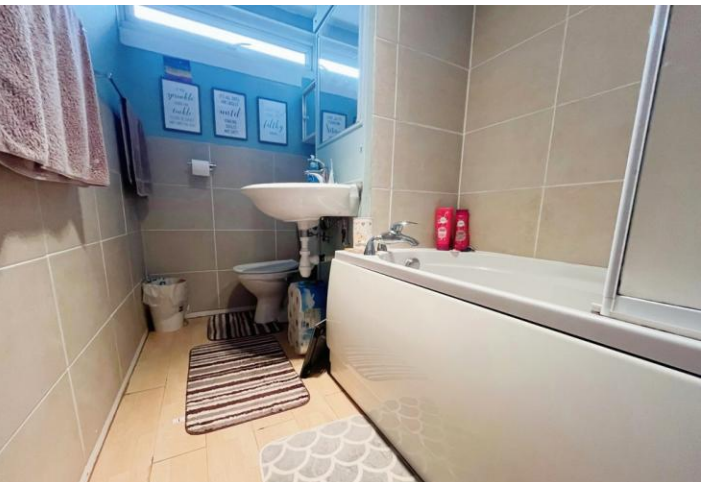
Great Barr | 0121 241 4441



- NO UPWARD CHAIN
- SECOND FLOOR APARTMENT
- GOOD SIZE LOUNGE
- FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM

Bloomfield Court, Harris Drive, Great Barr, B42 1ET | £145,000





## Property Description

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

The property is approached via a communal entrance door with stairs leading to all floors and individual front entrance door to:-

**RECEPTION HALL** Having doorway to kitchen and door through to lounge and double doors to useful storage cupboard and further small door to cupboard housing coats and shoes.

**KITCHEN** 8' 8" x 8' 0" (2.64m x 2.44m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with hot and cold taps and drainer to side, double glazed window to rear aspect, space for fridge, space for freezer, serving hatch, ceiling light point, space and slot for cooker and tiled splash backs.

**GOOD SIZED LOUNGE** 16' 6" x 13' 6" (5.03m x 4.11m) Having double glazed window to front aspect, wall mounted electric heater, feature raised fireplace with feature surround, coving to ceiling, ceiling light point, two wall light points and doorway through to:-

**FURTHER HALLWAY** Having doors off to two bedrooms and bathroom.

**BEDROOM ONE** 13' 6" x 11' 0" (4.11m x 3.35m) Having double glazed window to front aspect, ceiling light point, wall mounted electric heater.

**BEDROOM TWO** 13' 6" x 7' 8" (4.11m x 2.34m) Having double glazed window to side aspect, wall mounted electric heater and ceiling light point.

**BATHROOM** 9' 6" x 5' 6" (2.9m x 1.68m) Having white suite comprising low flush wc, wash hand basin, panelled bath with fitted shower over, obscure small double glazed window to rear, ceiling light point, two wall light points, part tiled walls and extractor.

**OUTSIDE** There are communal gardens.

**AGENTS NOTE** To each floor there is a door to laundry / drying room.

**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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**WANT TO SELL YOUR OWN PROPERTY?**  
**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441**