

**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. Unauthorised reproduction prohibited. © PropertyBOX

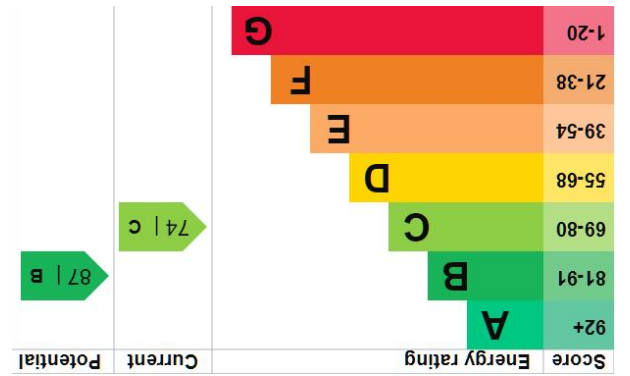


**LEGAL READY**

The motivated vendor of this property has required their solicitor with all the paperwork 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.

"How does this help me?"

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
- Spacious Lounge
- Open Plan Breakfast Kitchen/Diner
- Guest Cloakroom
- Three Bedrooms & Family Bathroom



Turnberry Road, Great Barr, B42 2HU

£225,000



## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

An EXCEPTIONALLY WELL-PRESENTED & EXTENDED semi detached property offering spacious and versatile accommodation throughout. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having paved frontage with steps leading to enclosed porch.

PORCH having uPVC double glazed door with matching sides.

HALL approached via reception door, having ceiling light point, power points, central heating radiator and doors off to all rooms.

LOUNGE 22' 0" (max.) x 9' 11" (max.) (6.71m x 3.02m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and doors opening to kitchen/diner.

BREAKFAST KITCHEN/DINER 15' 5" (max.) x 17' 5" (max.) (4.7m x 5.31m) having double glazed window to rear elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with worktops over, inset sink/drainage with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances, complimentary tiling to splashback areas and uPVC double glazed doors opening to rear garden.

GUEST CLOAKROOM having opaque double glazed window to side elevation, ceiling light point, central heating radiator, extractor, low flush WC and wash hand basin.

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

BEDROOM ONE 12' 5" x 9' 5" (3.78m x 2.87m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 10' 0" x 9' 5" (3.05m x 2.87m) having double glazed window to front elevation, ceiling light point, power points, central



heating radiator and fitted wardrobes.

BEDROOM THREE 6' 9" x 9' 9" (2.06m x 1.75m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of panelled bath with taps/shower attachment over, wash hand basin, low flush WC and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having a paved patio area leading on to a lawned garden space surrounded by an array of shrubs and plants.

GARAGE (unmeasured) having windows, power and lighting. (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.

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