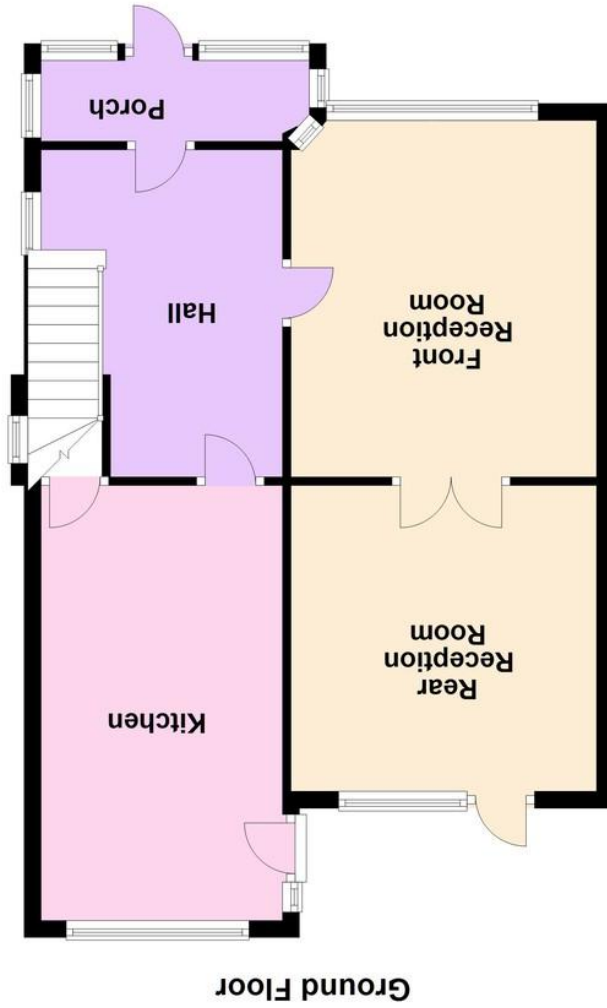
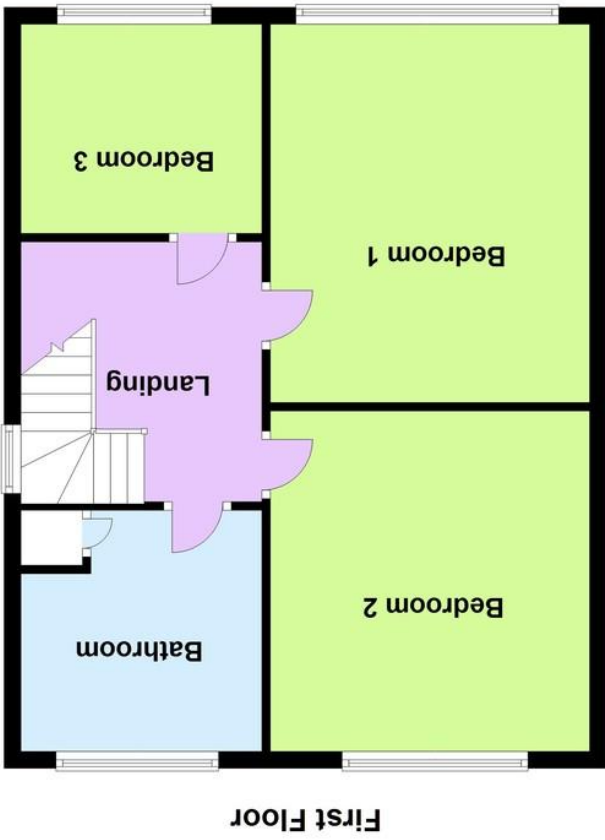


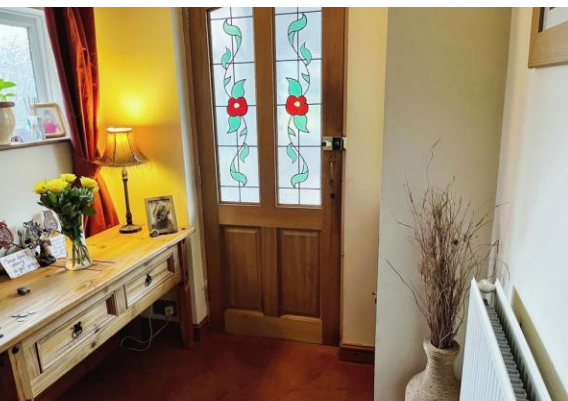
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- EXTENDED SEMI-DETACHED FAMILY HOME
- FRONT & REAR RECEPTION ROOM
- EXTENDED KITCHEN
- THREE BEDROOMS
- REFITTED BATHROOM

Southgate Road, Great Barr, Birmingham, B44 9AJ

Offers over £240,000

## Property Description

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

This extended semi-detached family home offers, two reception rooms, an extended kitchen, three bedrooms, bathroom, off road parking, a rear garage and a private garden. All in a convenient location with excellent transport links and nearby schools and amenities. Viewing essential.

The property is approached via a block paved driveway leading to:-

**PORCH** Having double glazed leaded windows to front and side, wall light point and feature front entrance door into:-

**WELCOMING RECEPTION HALL** Having obscure double glazed window to side, double panel central heating radiator, stairs off to first floor, ceiling light point and doors off to front and rear reception rooms and extended kitchen.

**FRONT RECEPTION ROOM** 11' 9" x 11' 10"min (3.58m x 3.61m) Having double glazed window to front, central heating radiator, laminate flooring, two wall light points, ceiling fan light and double doors through to:-

**REAR RECEPTION ROOM** 11' 8" x 11' 10" (3.56m x 3.61m) Having laminate flooring, double glazed door leading to garden with double glazed window to side, central heating radiator and feature fireplace with fire surround and raised marble effect hearth and back panel.

**EXTENDED FITTED KITCHEN** 6' 5" x 16' 11" (1.96m x 5.16m) Having a range of base, wall and drawer units with work surfaces over, stainless steel one and half bowl sink unit with mixer tap and drainer to side, integrated eye level oven with integrated grill above, central heating radiator, space and plumbing for washing machine, tiled flooring, two ceiling light points, double glazed window to rear and side, door leading to rear garden, integrated four ring stainless steel gas hob with extractor/light above, glass display cabinet and door to useful pantry.

**PANTRY** Having obscure double glazed window to side aspect and ceiling light point.

**FIRST FLOOR LANDING** Approached via return staircase, having obscure double glazed window to side, access to loft, ceiling light point and doors off to three bedrooms and bathroom.

**BEDROOM ONE** 12' x 11' 9" (3.66m x 3.58m) Having double glazed window to front, central heating radiator and ceiling light point.

**BEDROOM TWO** 11' 9" x 11' 10" (3.58m x 3.61m) Having double glazed window to rear, central heating radiator, ceiling light point and laminate flooring.

**BEDROOM THREE** 6' 4" x 7' 6" (1.93m x 2.29m) Having double glazed window to front, central heating radiator and ceiling light point.

**REFITTED BATHROOM** 6' 3" x 8' 8" (1.91m x 2.64m) Having white suite comprising; panel bath with fitted shower over, pedestal wash hand basin, low flush WC, tiled splash backs, obscure double glazed window to rear, extractor, central heating radiator, ceiling light point, useful storage cupboards housing gas central heating boiler.

**OUTSIDE** To the rear is a paved patio area with step down to lawn, with further pebbled patio/seating area, tradesman's side entrance and door to rear garage.

**REAR GARAGE** (Unmeasured) Having double glazed window to side, up and over door, power, lighting and door to garden. (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

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, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = 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.

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