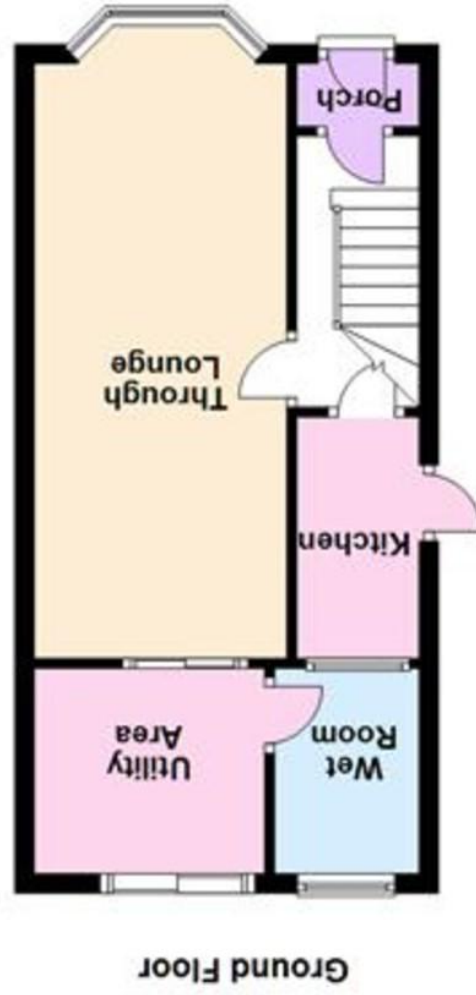
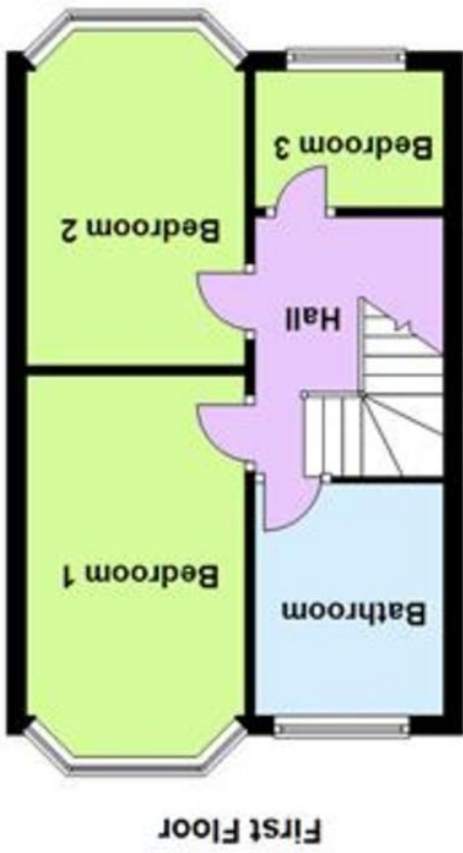
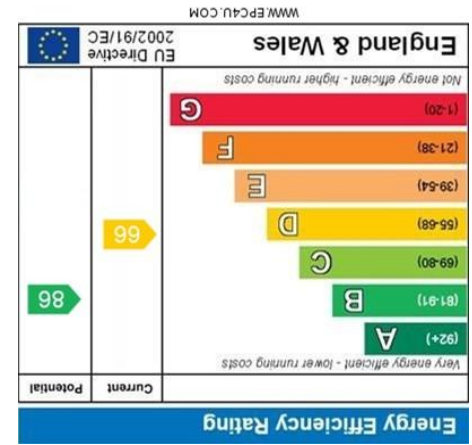


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SINGLE STOREY EXTENSION
- DRIVEWAY
- TWO BATHROOMS
- PRIME LOCATION

Glendower Road, Perry Barr, Birmingham, B42 1SR

Offers Over £255,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

We are delighted to present this charming semi-detached property, located in a quiet and peaceful area. The property is in need of modernisation, giving you the perfect opportunity to create your dream home.

Upon entering the property, you will find a spacious reception room, providing ample space for relaxation and entertainment. The kitchen, although not specified, offers great potential for you to create a stylish and functional space to cook and dine.

The property boasts three bedrooms, making it ideal for families and couples. Bedroom #1 and Bedroom #2 are both doubles, providing generous space for rest and relaxation. Bedroom #3 is a single room, perfect for a child's room or a home office.

There are two bathrooms in the property, ensuring convenience for the whole family. Bathroom #1 features a free-standing bath and a shower cubicle, offering a luxurious bathing experience. Bathroom #2 is large and conveniently located downstairs, making it easily accessible. It also features a wet room, adding to the property's versatility.

The property offers unique features such as parking, allowing you to securely store your vehicles. Additionally, there is a single storey extension, adding valuable extra space to the property. The inclusion of a downstairs wet room adds convenience and accessibility.

Situated in a location with excellent public transport links, you will have easy access to nearby schools and local amenities. This property presents a fantastic opportunity for those looking to put their stamp on a home and create a comfortable living space. Don't miss out on this wonderful property – book your viewing today.



PORCH

HALLWAY Ceiling light point, radiator, carpeted.

THROUGH LOUNGE 27' 7" x 9' 10" (8.41m x 3m) Two ceiling light points, two radiators, bay window to front, patio doors leading to utility room.

UTILITY ROOM 9' 5" x 8' 10" (2.87m x 2.69m) With patio door to the garden, electric heater, spotlight and ceiling window.

DOWNSTAIRS WET ROOM 9' 6" x 6' 0" (2.9m x 1.83m) Being recently renovated, shower, toilet, vanity sink and electric radiator, spotlighting, window to rear, ceiling window.

KITCHEN 13' 6" MAX x 5' 11" (4.11m x 1.8m) Base and wall units, boiler, window to the wet room, ceiling light point, radiator.



FIRST FLOOR

BEDROOM ONE 14' 5" MAX x 10' 0" (4.39m x 3.05m) Bay window, ceiling light point and radiator.

BEDROOM TWO 15' 5" MAX x 10' 0" (4.7m x 3.05m) Ceiling light point, bay window to rear, radiator.

BEDROOM THREE 5' 11" x 7' 10" (1.8m x 2.39m) Ceiling light point, radiator, window to front.

BATHROOM 10' 4" MAX x 5' 11" (3.15m x 1.8m) Having two ceiling light points, bath, toilet, sink and free-standing shower.

GARDEN Having electric point, water tap, side access to front, paved area and lawned area, shed.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 Mbps.
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.

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

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