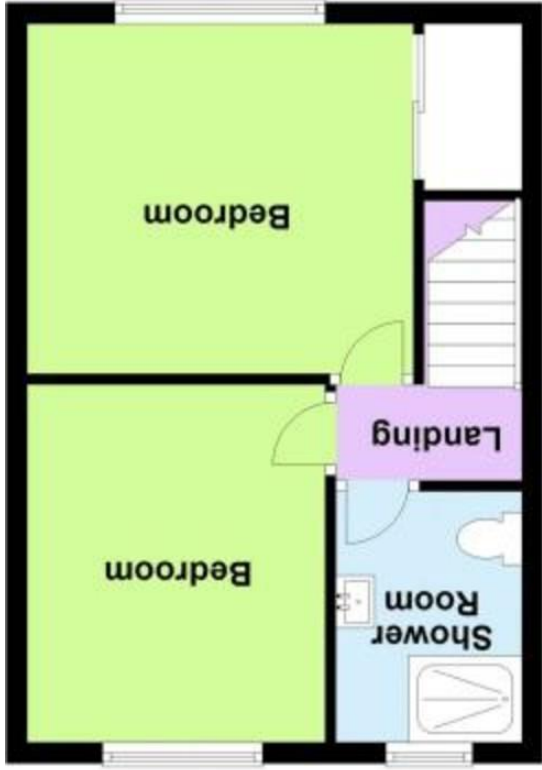
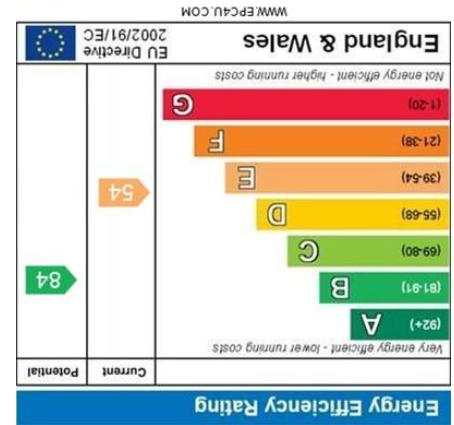


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- END TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY FOR TWO CARS
- OPEN PLAN THROUGH LOUNGE
- CONSERVATORY
- CORNER PLOT

Carmodale Avenue, Great Barr, Birmingham, B42 1PW

Asking Price Of £210,000



Property Description

Located in a sought-after area, this immaculate two bedroom end of terrace property is a rare find on the market. Ideal for families and couples, this home boasts a contemporary design with unique features that set it apart from the rest.

As you step inside, you are greeted by an open-plan layout that creates a spacious and airy feel throughout. The property has been recently renovated to a high standard, offering modern living at its finest. The kitchen, recently refurbished, is perfect for whipping up culinary delights.

This charming home comprises two well-proportioned double bedrooms, providing comfortable living spaces for the lucky occupants. The bathroom is sleek and stylish, adding a touch of luxury to everyday routines.

One of the standout features of this property is the conservatory, a tranquil space to relax and unwind. Additionally, the corner plot allows for a larger outdoor space, perfect for hosting gatherings or simply enjoying the fresh air. The driveway with space for two cars adds convenience to your daily life.

Situated close to public transport links, nearby schools, and local amenities, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this house your home.

PORCH Having sliding patio door.

HALLWAY Stairs leading off to first floor.

THROUGH LOUNGE 11' 10" x 11' 0" (3.61m x 3.35m) Two ceiling light points, two radiators, window to front, patio door to the conservatory.

KITCHEN 11' 0" x 7' 8" (3.35m x 2.34m) Having laminate flooring, light points, kick board lights, wall and base units, radiator, boiler.

CONSERVATORY 9' 8" x 7' 8" (2.95m x 2.34m) Carpeted, patio door to rear.

FIRST FLOOR LANDING Having ceiling light point.

BEDROOM ONE 12' 2" x 11' 0" (3.71m x 3.35m) Double bedroom with window to front, radiator.



BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.9m) Double bedrooms with window to rear and radiator.

BATHROOM 8' 0" x 5' 8" (2.44m x 1.73m) Toilet, sink, walk-in shower, window to rear and towel radiator, ceiling light point.

GARDEN Having a decking area leading to gravel area and side access.

Council Tax Band B - Birmingham

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 8 Mbps. Highest available upload speed 0.9 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.

