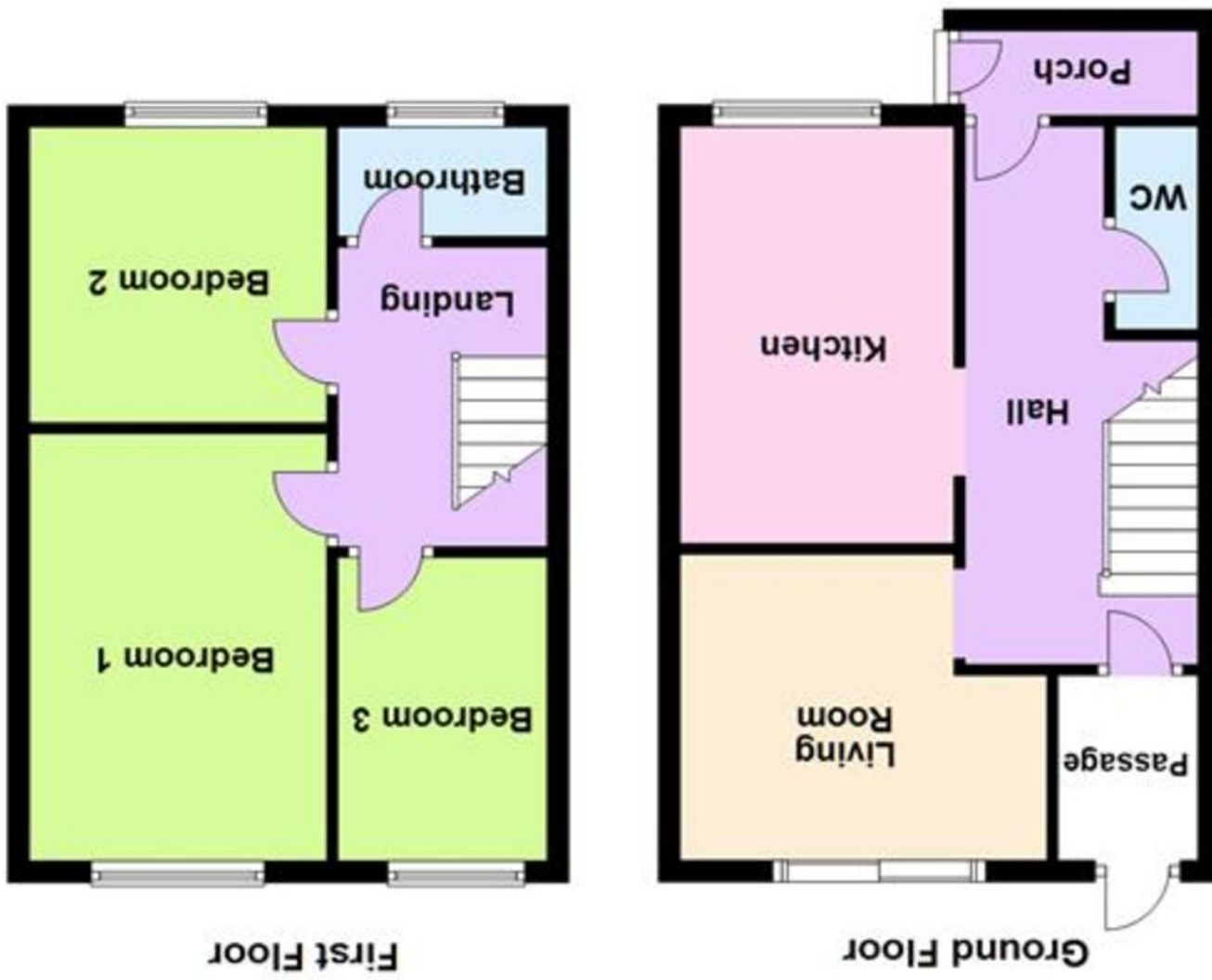


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
if 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.

Energy Efficiency Rating	
Potential	88
Current	77
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

Great Barr | 0121 241 4441



- MID TERRACE PROPERTY
- THREE BEDROOMS
- REFURBISHED KITCHEN
- SPACIOUS LIVING ROOM
- DOWNSTAIRS W/C
- PARKING AREA

Richmond Croft, Great Barr, Birmingham, B42 1NX

Offers In Excess Of
£180,000



Property Description

For sale is this well-presented, good condition, three-bedroom terraced property. It is ideally suited for families and couples who will appreciate the property's unique features and excellent location.

The property boasts a spacious reception room on the ground floor. This open-plan room offers a view and access to a well-kept garden, perfect for those seeking a tranquil space for relaxation or entertaining. The kitchen, recently renovated with modern appliances, provides a contemporary area for cooking and dining.

The upstairs of the property houses three bedrooms. The first bedroom is a double and benefits from built-in wardrobes for ample storage. The second bedroom is also a double, offering plenty of space and light. The third bedroom is a single, ideal as a child's room or a home office.

The property features a well-maintained bathroom with a bath tub, and an Energy Performance Certificate (EPC) rating of C, indicating a relatively high level of energy efficiency. The property falls within council tax band B.

One of the unique features of this property is the available parking, a rarity for such a centrally located home. The property is ideally situated with excellent public transport links. It is also located in close proximity to local amenities and schools, making it an ideal home for a growing family.

PORCH Having door into:-

HALLWAY Having laminate flooring, two ceiling light points, radiator and doors to:-

WC Having WC, window, ceiling light point and sink.

KITCHEN 14' 6" x 9' 0" (4.42m x 2.74m) Having wall and base units, Worcester boiler, ceiling light point, space for fridge freezer, built in oven, induction hob and extractor fan.

LIVING ROOM 15' 0" x 12' 0" (4.57m x 3.66m) Having two ceiling light points, radiator and patio door to rear garden.

REAR LOBBY Having door to rear garden and ceiling light point.

LANDING Having ceiling light point, loft access, storage cupboard and doors to bedrooms and bathroom.

BEDROOM ONE 15' 2" x 9' 8" (4.62m x 2.95m) Having built in wardrobe, two ceiling light points and radiator.

BEDROOM TWO 11' 6" x 9' 8" (3.51m x 2.95m) Having window to front, ceiling light point and radiator.



BEDROOM THREE 11' 0" x 6' 0" (3.35m x 1.83m) Having ceiling light point, radiator and window to rear.

BATHROOM Having tiled walls, toilet, sink, bath with shower over, window to front and radiator.

GARDEN Having paved patio area, lawn area, garden shed and fence with gated access to rear of the property.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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

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

