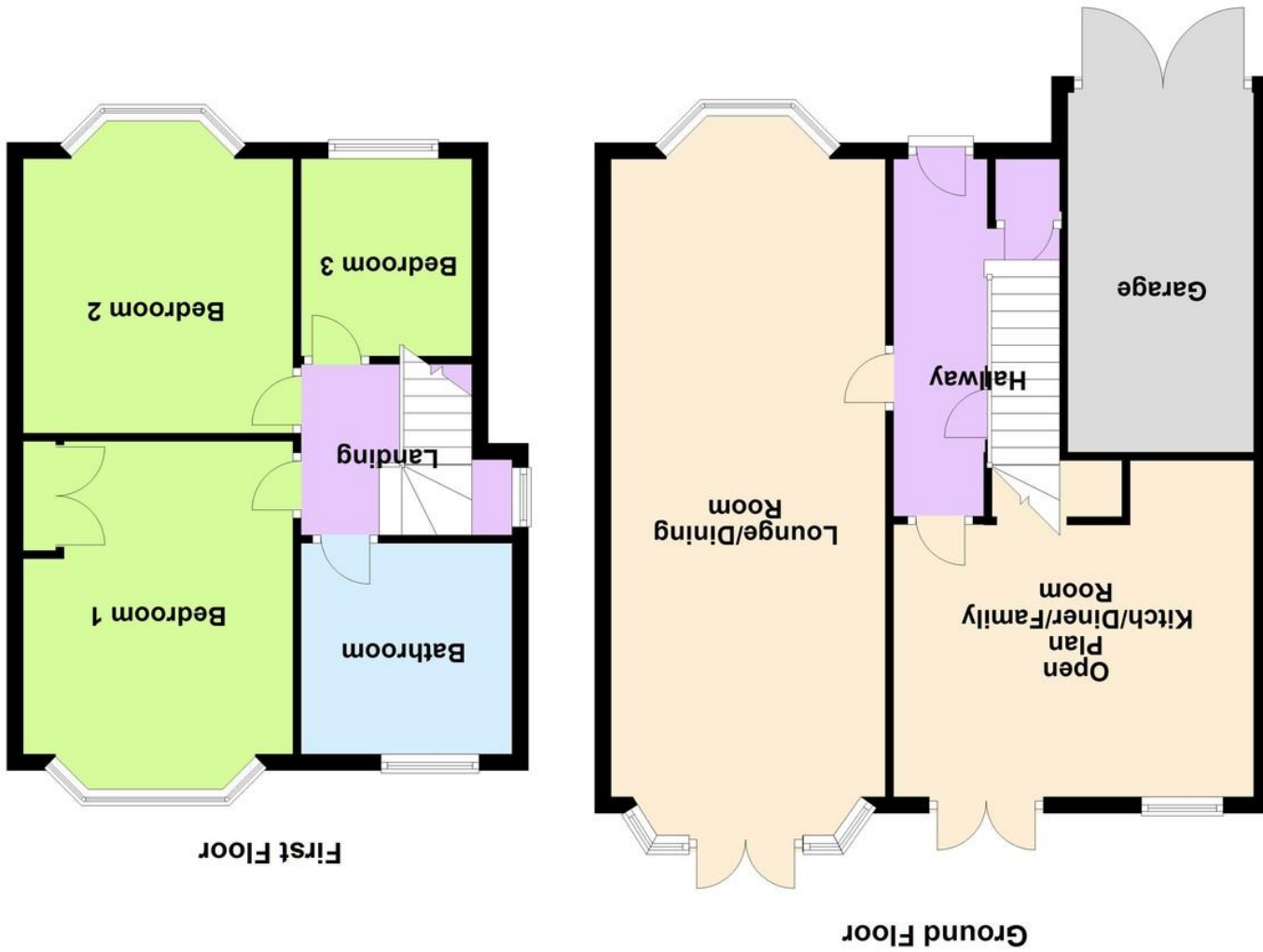
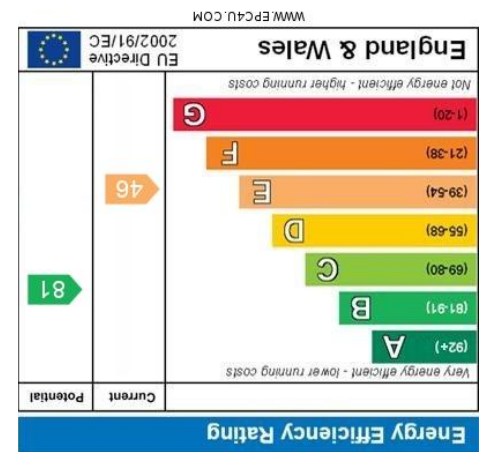


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- ATTRACTIVE THOUGH LOUNGE DINING ROOM
- EXTENDED FITTED KITCHEN/FAMILY ROOM
- THREE BEDROOMS
- RE-FITTED BATHROOM
- GOOD SIZED LANDSCAPED PRIVATE REAR GARDEN



Greenside Road, Erdington, Birmingham, B24 0DJ

Offers In Excess Of
 £400,000



Property Description

SOUGHT AFTER CUL-DE-SAC LOCATION - This well presented traditional three bedroom detached property situated in a desirable Cul-de-sac location, the property is well-connected with public transport links, making commuting or travelling a breeze. For families, the proximity to local schools is a significant advantage, ensuring the morning school run is as smooth as possible. In addition, local amenities are within easy reach, providing all the conveniences you need right on your doorstep.

The property features a welcoming reception hallway, a spacious attractive through lounge dining room which is perfect for entertaining or unwinding, offering a comfortable space for relaxation or socialising. The heart of the home is the modern extended kitchen breakfast room, which has been designed to facilitate comfortable cooking and dining experiences. This property boasts three well-proportioned bedrooms, providing ample space for a growing family or professionals seeking a home office setup. The family bathroom is a refreshing space with a separate shower cubicle.

Outside to the front the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a good sized well maintained enclosed rear garden.

This beautiful home is waiting for you to make it your own. Don't miss out on the opportunity to view this property, and perhaps find your dream home.

OUTSIDE To the front the property occupies a very popular cul de sac location set behind a neat lawned fore garden with walled perimeter, raised borders, gravelled sweeping driveway providing ample off road parking and access to the garage.

STORM PORCH With double glazed window to side and light.

WELCOMING RECEPTION HALLWAY Approached via leaded double glazed composite reception door with opaque double glazed side screen, polished tiled floor, radiator, spindle staircase off to first floor accommodation, useful under stairs storage cupboard, built-in cloaks storage cupboard, fitted picture rail and doors off to lounge and open plan kitchen family room.

THROUGH LOUNGE / DINING ROOM 30' 01" max x 11' 00" (9.17m x 3.35m) The focal point of the room is a feature stone fire place with surround and hearth, fitted plate rail, feature beamed ceilings, laminate flooring, two radiators, double glazed walk-in bay window to front and further walk-in double glazed bay window with double glazed French doors giving access to rear garden.

EXTENDED BREAKFAST KITCHEN FAMILY ROOM 15' 06" max x 14' 08" max (4.72m x 4.47m) Having a matching range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with hose style retractable mixer tap, complementary tiled splash back surrounds, fitted five burner gas hob with extractor hood over, built-in double oven, integrated dishwasher, space for fridge freezer, walk-in pantry, polished tiled floor, fitted breakfast bar, down lighting, double glazed windows to side and rear elevations and double glazed French doors giving access to rear garden.

LANDING Approached via spindle staircase passing opaque double glazed window to side with fitted window seat, access to loft, fitted picture rail and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 10" to bay x 10' 11" max (4.83m x 3.33m) With built-in double wardrobe, radiator, laminate flooring, fitted picture rail and double glazed bay window to rear elevation.

BEDROOM TWO 13' 11" x 10' 11" (4.24m x 3.33m) With walk-in double glazed bay window to front, radiator, laminate flooring and fitted picture rail.

BEDROOM THREE 7' 11" max x 6' 707" (2.41m x 19.79m) Having double glazed window to front, fitted picture rail, radiator and laminate flooring.



FAMILY BATHROOM Being reappointed with four piece white suite comprising double ended panelled bath with chrome mixer tap, complementary brick effect tiled splash back surrounds, vanity wash hand basin set on pedestal with chrome waterfall mixer tap and cupboards beneath, low flush WC, enclosed double shower cubicle with complementary brick effect tiled splash back surrounds and fixed mains water shower over and sliding door, radiator, down lighting and opaque double glazed windows to side and rear elevations.

GARAGE 14' 06" x 7' 06" (4.42m x 2.29m) With double metal opening doors to front, light and power and opaque double glazed window to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a pleasant well maintained landscaped rear garden with full width paved patio, gated access to front, dwarf retaining wall with steps leading to neat lawned garden with a variety of shrubs and trees to border, fencing to perimeter, external lighting and cold water tap.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice and data are likely to be available for EE, Three, O2 & Vodafone.
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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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