

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

Total area: approx. 177.8 sq. metres (1914.1 sq. feet)



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



- A SPACIOUS FIVE BEDROOM PERIOD SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- FIVE GOOD SIZED BEDROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM



72 Orchard Road, Erdington, Birmingham, B24 9JA

£425,000



## Property Description

Presenting a well presented spacious period FIVE bedroom semi-detached property for sale, offering an impeccable blend of traditional architecture and modern living. Occupying this sought after residential location of the property is a significant advantage, offering easy access to public transport links, nearby schools, and local amenities. This makes it a particularly suitable home for families or professionals who value accessibility and convenience.

The accommodation which is arranged over three storeys briefly comprises:- An entrance porch and welcoming reception hallway, an exceptional feature of this property is its two reception rooms boasting many character features including high ceilings and ornate ceiling roses these rooms provide a space for relaxation and socializing, ideal for hosting gatherings or simply unwinding after a long day. The property also comes with a well-equipped kitchen breakfast room, designed to cater to all your culinary needs. The residence boasts five generously proportioned bedrooms, offering plenty of space for a growing family or for those who wish to host guests and the ground floor shower room and first floor family bathroom are elegantly designed to provide a sense of comfort and luxury.

Outside to the front the property is set well back from the road behind a multi-vehicle driveway and to the rear is a good sized mature rear garden.

This property represents a unique opportunity to acquire a substantial and beautifully presented home in a highly sought-after location.

Outside to the front the property I set well back from the road behind a double width block paved driveway providing ample off road parking with gated access to rear, shrubs and trees.

ENCLOSED PORCH Being approached via a timber entrance door with double glazed windows to side and rear elevation, tiled floor, meter cupboard.

WELCOMING RECEPTION HALLWAY Approached by a double glazed reception door with matching side screen, with feature designer radiator, spindle staircase leading off to first floor accommodation, with two useful built in storage cupboards having double glazed window to the side, and doors leading off to all rooms and door with stairs down to the cellar.

FRONT RECEPTION ROOM 14' 09" inb bay x 12' 02" (4.5m x 3.71m) Focal point to room there is a feature stone fire place with surround and hearth with inset living flame coal effect gas fire, ornate coving to ceiling, fitted picture rail and dado rail, ornate ceiling rose, walk in double glazed bay window to front and feature designer radiator.

REAR RECEPTION ROOM 13' 10" x 11' 04" (4.22m x 3.45m) Having chimney breast with inset multi fuel cast iron stove with brick surround and hearth, ornate coving and ceiling rose to ceiling, fitted picture rail, designer radiator and double glazed French doors with transom style double glazed window over giving access to rear garden.

KITCHEN/BREAKFAST ROOM 20' 02" x 9' 07" (6.15m x 2.92m) Having a matching range of wall and base units with solid wood work top surfaces over, having space for range cooker, with double extractor hood and splash back above, inset Belfast sink unit with antique style mixer tap, space and plumbing for washing machine and dish washer, space for American style fridge/freezer and further appliance, space for breakfast table on chairs, radiator, double glazed windows to side and rear elevation, tiled floor and double glazed door giving access to rear garden and door leading through to ground floor shower room.

GROUND FLOOR SHOWER ROOM Being reappointed with a white suite comprising a vanity wash hand basin, chrome mixer tap with cupboards beneath, low flush WC, full complementary brick effect tiled splash back surround, radiator, tiled floor, built in storage cupboard, fully tiled enclosed double shower cubicle with electric shower over, down lighting, extractor and two opaque double glazed windows to side.

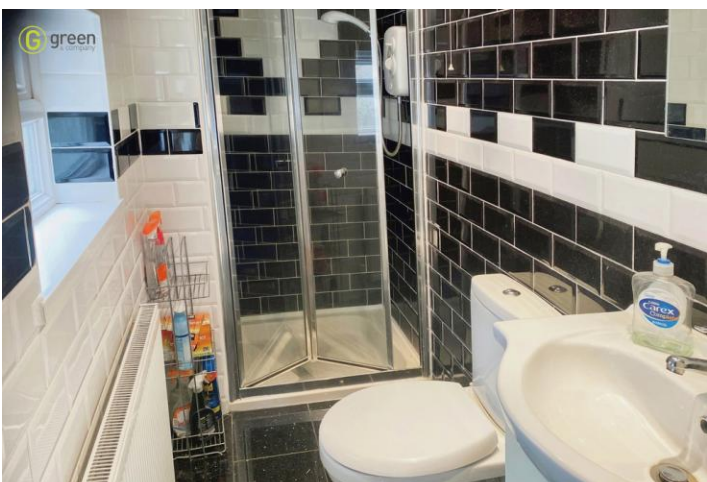
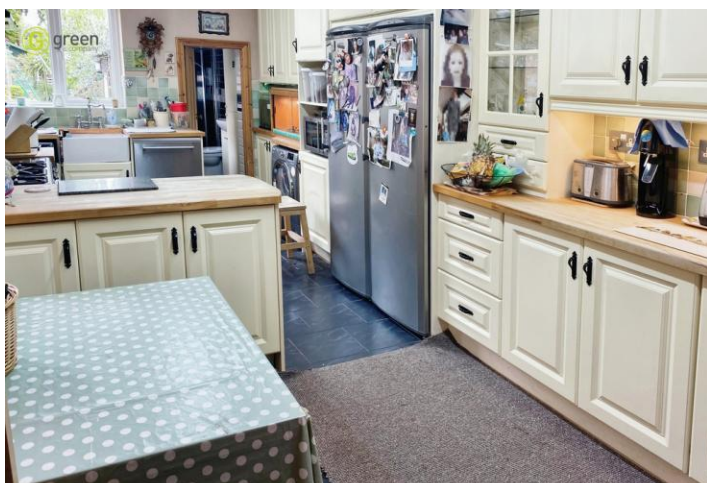
CELLAR 13' x 10' (3.96m x 3.05m) With stairs from reception hall with useful storage.

FIRST FLOOR LANDING Approached via a spindle stair case with further turning stair case leading off to second floor landing with doors off to bedroom's and bathroom, radiator.

BEDROOM ONE 16' 07" x 12' 06" (5.05m x 3.81m) Having two double glazed windows to front, ornate coving to ceiling, radiator.

BEDROOM TWO 13' 10" x 10' 07" (4.22m x 3.23m) Having ornate coving to ceiling, feature cast iron open fire place, radiator and double glazed window to rear elevation.

BEDROOM THREE 9' 01" max 8' 05" min x 10' 01" (2.77m x 3.07m) Having double glazed windows to rear, radiator.



FAMILY BATHROOM Having a white suite comprising a parallel bath with mixer tap and mains fed shower over and fitted shower screen, vanity wash hand basin with mixer tap and cupboards beneath, close coupled low flush WC, full complementary brick effect tiling to walls, down lighting, cupboard housing Worcester BOSCH central heating boiler, chrome ladder heated towel rail and opaque double glazed window to side elevation.

SECOND FLOOR LANDING Approached via a spindle stair case from first floor landing with double glazed Velux skylight access to loft and doors off to bedroom's and bathroom,

BEDROOM FOUR 12' 07" max 10' 08" min x 16' 08" (3.84m x 5.08m) With double glazed window to front, radiator.

BEDROOM FIVE 13' 09" into bay 11' 04" min x 10' 08" (4.19m x 3.25m) Bay walk in double glazed window to rear over looking rear garden, radiator.

OUTSIDE To the rear there is a pleasant large South Westerly facing garden with block paved patio area with raised planted borders, with gated access to front, external lighting, garden store, retaining wall, block paved pathway leading to neat lawn garden with planted borders with a variety of shrubs and trees with fencing to perimeter, to the top of the garden there is a useful garden store with light and power.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data likely to be available for EE & Three and Limited for O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach & Virgin Media.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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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