

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.

Energy Efficiency Rating	
Current	Potential
37	88
England & Wales EU Directive 2002/91/EC 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)	

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- EXTENDED RECENTLY REFURBISHED KITCHEN
- GARAGE
- NO CHAIN

Eastwood Road, Great Barr, Birmingham, B43 5RP

£220,000



Property Description

We are delighted to present this semi-detached property for sale, ideal for families and couples alike. While it is in need of some renovation, this property offers ample opportunity to make it your own.

The home boasts three bedrooms, two of which are generously sized doubles and the third a cosy single. Each room offers a blank canvas for you to transform into your dream living spaces.

The kitchen, recently refurbished, is a particular highlight. It is equipped with modern appliances, wood countertops and is flooded with natural light, creating a warm and inviting environment. The kitchen has also been extended, providing more space for cooking and dining.

The property also benefits from two reception rooms, both featuring large windows that let in an abundance of light. Reception room one has a charming fireplace, adding a touch of traditional character to the space. Reception room two offers a stunning view of the garden, perfect for those who appreciate nature's beauty.

Additional features of this property include a garage, providing secure parking or extra storage space. Despite needing a touch of modernising, this property's potential is undeniable.

The location is highly advantageous, with excellent public transport links, nearby schools, and local amenities all within easy reach. This property is a gem waiting to be discovered. With a touch of creativity and a pinch of love, you could transform it into your dream home.

PO RCH Having ceiling light point and front door into: -

HALLWAY Having ceiling light point, electric heater, understairs storage and door to living room.

LIVING ROOM 11' 6" x 10' 6" (3.51m x 3.2m) Having ceiling light point, window to front, electric storage heater and electric fire place.

DINING ROOM 14' 4" MAX x 10' 6" (4.37m x 3.2m) With bay window to rear, three wall lights, electric fireplace and electric storage heater.

KITCHEN 12' 6" x 6' 8" (3.81m x 2.03m) Recently refurbished kitchen having lino flooring, ceiling light point, wall and base units, cladding splash backs window to rear, electric oven, hob, built in fridge freezer, built in washing machine and pantry.

LANDING Having loft access and doors to bedrooms and bathroom.

BEDROOM ONE 11' 6" x 10' 4" (3.51m x 3.15m) Having ceiling light point and window to front.



BEDROOM TWO 12' 4" x 10' 6" (3.76m x 3.2m) Having ceiling light point, built in cupboards, electric storage heater and window to rear.

BEDROOM THREE 7' 6" x 6' 0" (2.29m x 1.83m) Having ceiling light point and window to rear.

BATHROOM Having lino flooring, ceiling light point, WC, sink, freestanding bath, electric shower with tiled splash backs, electric storage heater, window to rear and storage cupboard.

LEAN TO Having access to front and rear.

OUTSIDE To the rear is a garden with paved patio area, gravelled area, a variety a plants, trees and shrubs.

GARAGE 16' 4" x 8' 6" (4.98m x 2.59m) Access via the road at the back of the property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice available likely for EE, O2 Limited for Three, Vodafone and data available likely for EE, Limited for Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 212Mbps. Highest available upload speed 30Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 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.

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