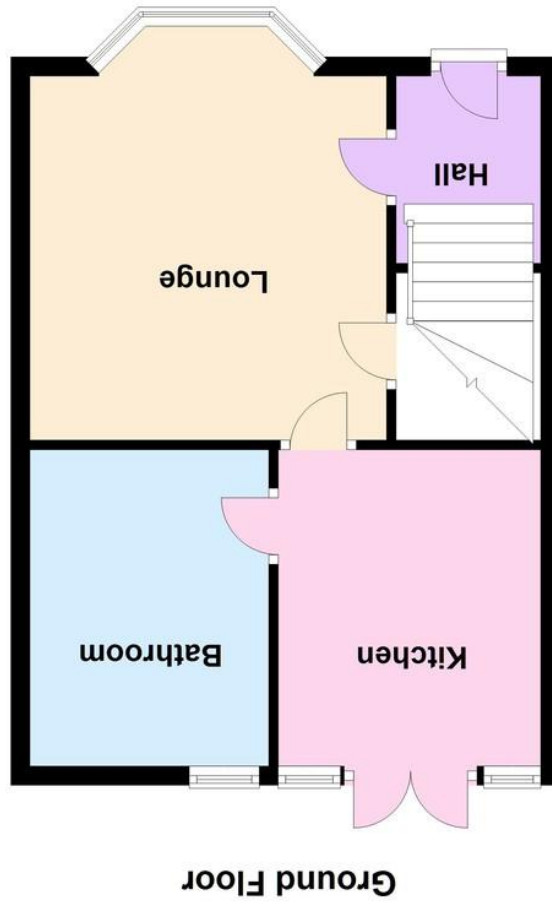
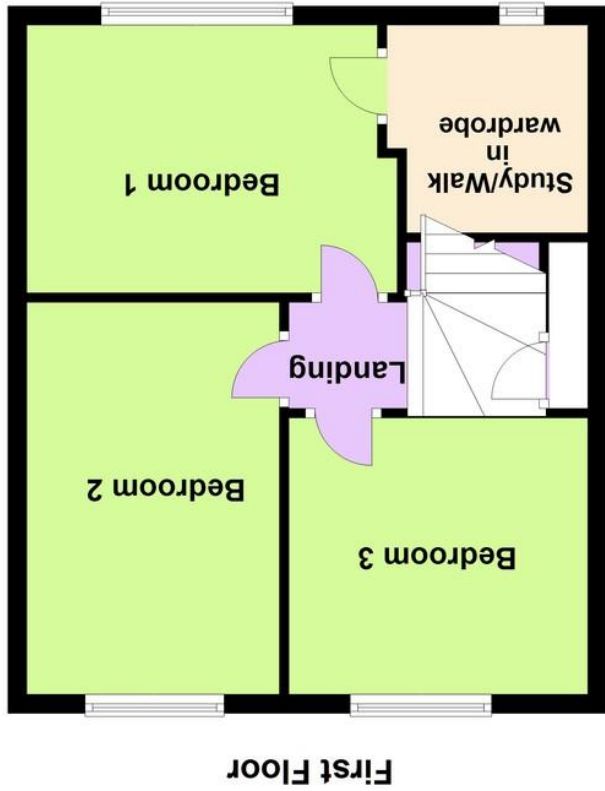


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		86 B
92+	A		

Great Barr | 0121 241 4441



- ATTRACTIVE MID TERRACE
- LOUNGE
- MODERN KITCHEN
- DOWNSTAIRS BATHROOM
- THREE GOOD SIZE BEDROOMS
- STUDY/WALK IN WARDROBE

Carshalton Road, Birmingham, B44 0TG

Offers Over £190,000





## Property Description

Viewing highly recommended for this well-presented mid terrace family home. Close to local shops, transport links and local schools. The property briefly comprises lounge, modern kitchen, downstairs bathroom, three good size bedroom, study/walk in wardrobe, attractive rear garden.

The property is approached via a paved pathway with lawn to front to:-

STORM PORCH Leading to front entrance door into:-

RECEPTION HALL Having stairs off to first floor, ceiling light point, central heating radiator and door through to lounge.

LOUNGE 11' 10" max into recess x 13' 11" (3.61m x 4.24m) Having walk in double glazed bay window to front aspect, laminate flooring, decorative coving to ceiling, ceiling rose, ceiling light point, double panel central heating radiator, doors off to kitchen and useful storage cupboard.

KITCHEN 9' 10" x 9' 3" (3m x 2.82m) Having a range of base, wall and drawer units with worktop surfaces over, sink unit with mixer tap and drainer to side, splash backs, integrated oven with four ring gas hob and extractor/light chimney above, space and plumbing for washing machine, integrated fridge freezer, integrated dishwasher, ceiling light point, double glazed window to rear, double glazed French doors to rear and door through to:-

DOWNSTAIRS BATHROOM Having a white suite comprising; low flush WC, wash hand basin set into vanity unit. panel bath with fitted shower attachment, obscure double glazed window to rear, wall mounted vertical radiator and ceiling light point.

FIRST FLOOR

LANDING Approached via easytred staircase to first floor landing having access to loft space, ceiling light point and doors off to; bedroom and storage cupboard housing wall mounted gas central heating boiler.

BEDROOM ONE 12' 1" x 10' 8" (3.68m x 3.25m) Having double glazed window to front aspect, double panel central heating radiator, ceiling light point and door to:-

STUDY/WALK IN WARDROBE 5' 3" x 5' 4" (1.6m x 1.63m) Having double glazed window to front, ceiling light point, half door to useful storage cupboard over stairs.

BEDROOM TWO 12' 9" x 8' 10" (3.89m x 2.69m) Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE 7' 11" x 9' 5" (2.41m x 2.87m) Having double glazed window to rear aspect, central heating radiator and ceiling light point.

OUTSIDE There is an attractive rear garden having paved patio area with lawn adjoining and fenced boundaries..

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for O2, Vodafone Limited for EE, Three and data available likely for O2, Vodafone Limited for EE, Three Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps. Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps. Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps. 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.

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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