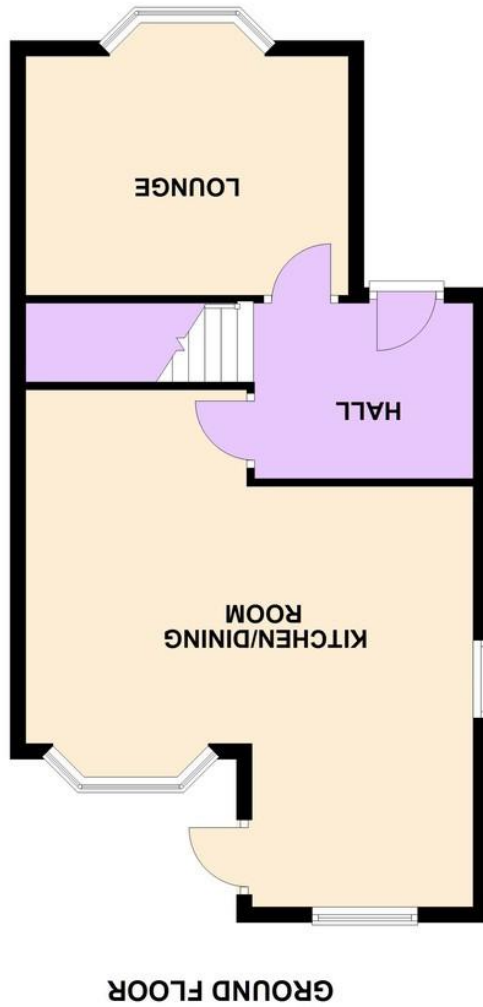
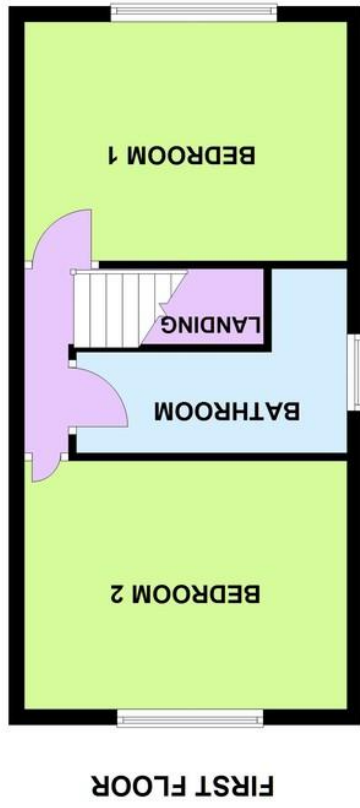
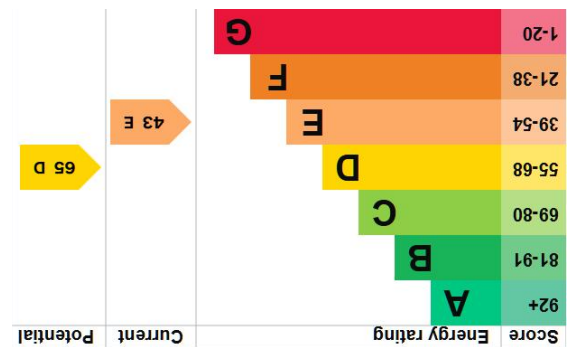


28 FODEN ROAD
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- TWO BEDROOMS
- SINGLE STOREY EXTENSION
- NO CHAIN
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM

Foden Road, Great Barr, Birmingham, B42 2EW

Offers Over £200,000



Property Description

We are delighted to present this beautifully two bedroom semi-detached house for sale. Boasting a good condition, the property is tastefully designed with a contemporary touch. The house is perfect for families or couples seeking a comfortable and stylish living space.

The property features two well-proportioned double bedrooms with ample space for relaxation. The bathroom is newly refurbished, featuring modern fixtures and fittings, adding a touch of luxury to your daily routine.

The house comprises of an open-plan kitchen that has been recently refurbished, providing a modern, practical, and delightful space to enjoy cooking. The kitchen also accommodates a dining space, making it a perfect spot for family meals or entertaining guests.

Further enhancing the living space are two reception rooms. Reception room one is separate with large windows, allowing an abundance of natural light to flood in, creating a bright and airy ambience. The second reception room is an open-plan area with a delightful view of the garden, providing a peaceful and serene environment to unwind.

One of the unique features of this property is its recently renovated and extended structure, making it a ready-to-move-in home. The property also benefits from a parking space, adding to its convenience.

The property is ideally located, with excellent public transport links, nearby schools, and local amenities, making it an excellent choice for families with children. The location also enables easy access to local shops, restaurants, and leisure facilities.

This house combines comfort, style, and convenience, making it a wonderful place to call home. Arrange a viewing today to appreciate this beautiful property.

HALLWAY Laminate flooring throughout, radiator, ceiling light point, stairs to first floor.

LOUNGE 13' 0" x 12' 4" (3.96m x 3.76m) Ceiling light point, bay window to front, radiator and cupboard housing gas and electric metres.

OPEN PLAN KITCHEN/DINER 16' 10" x 7' 0" (5.13m x 2.13m) Dining area having two ceiling light points, bay window to front, kitchen area which has been extended having ceiling light point, recently refurbished kitchen, electric oven, gas hob, extractor fan, sink, window to side, boiler, space for washer/dryer, further units at the back, radiator, window to rear and door to rear.

FIRST FLOOR

BEDROOM ONE 12' 4" x 11' 2" (3.76m x 3.4m) Ceiling light point, window to front and radiator.

BEDROOM TWO 12' 4" x 9' 8" (3.76m x 2.95m) Ceiling light point, window to rear and radiator.

BATHROOM 9' 0" x 5' 8" (2.74m x 1.73m) Recently refurbished, half tiled walls, ceiling light point, window to side, bath, WC and sink.

REAR GARDEN Paved patio area, lawn area, area for flowers and shrubs, shed to the back and side access.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data available but limited for O2, Vodafone, EE, Three
Broadband coverage - Broadband Type = Standard Highest available download speed 6

Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.
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.

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