

**FOR SALE**



**Flackwell Road, Erdington**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**£250,000**





## Flackwell Road, Erdington

3 Bedrooms, 1 Bathroom

£250,000

- END TERRACED PROPERTY
- THREE BEDROOMS
- LOUNGE
- KITCHEN / DINER
- GROUND FLOOR GUEST W.C.

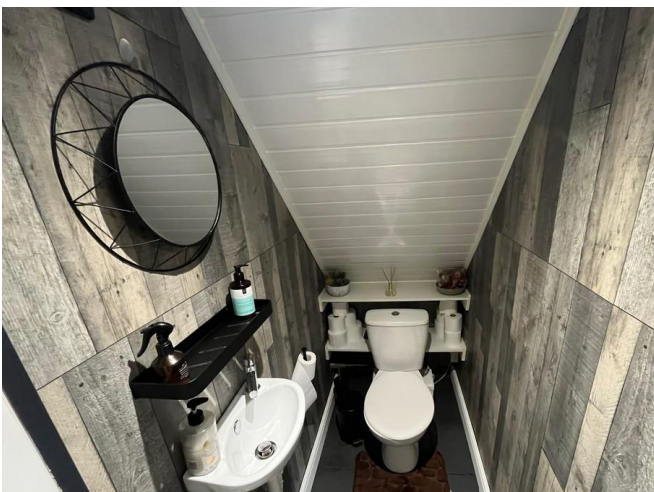
Martin & Co are pleased to offer this nicely presented end terraced property conveniently located to Schools, shops and transport links. This lovely home is set behind a slate chipped driveway with front door leading to the hallway with stairs off and door leading to the welcoming lounge. The fitted kitchen/diner has a range of wall and base units with a door leading to the guest W.C. with wash basin and another door to the rear.

On the first floor is a landing with three nicely proportioned bedrooms two having built in wardrobes. There is a modern family bathroom with three piece suite comprising p shaped bath with shower over, W.C. and wash basin.

To the rear of the property is a raised decked gazebo lovely for family, friends who enjoy entertaining. Steps lead down to the rear garden with a slabbed and decked patio ideal for further garden furniture with a lawned garden.

The property also comprises double glazing and central heating.

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED**





HALL

LOUNGE 13' 3" x 12' 1" (4.04m x 3.68m)

KITCHEN/DINER 16' 9" x 8' 10" (5.11m x 2.69m)

GUEST W.C. 5' 9" max x 3' 0" (1.75m max x 0.91m)

OFF ROAD PARKING

CENTRAL HEATING

DOUBLE GLAZING

LANDING

BEDROOM ONE 11' 9" into wardrobe x 10' 2" (3.58m into wardrobe x 3.1m)

BEDROOM TWO 10' 2" into wardrobe x 10' 10" (3.1m into wardrobe x 3.3m)

BEDROOM THREE 7' 11" x 7' 9" (2.41m x 2.36m)

BATHROOM 6' 7" x 6' 0" (2.01m x 1.83m)

GAZEBO

REAR GARDEN





**GENERAL INFORMATION  
COUNCIL TAX BAND - A**

**FIXTURES AND FITTINGS** as per sales brochure.

**TENURE**

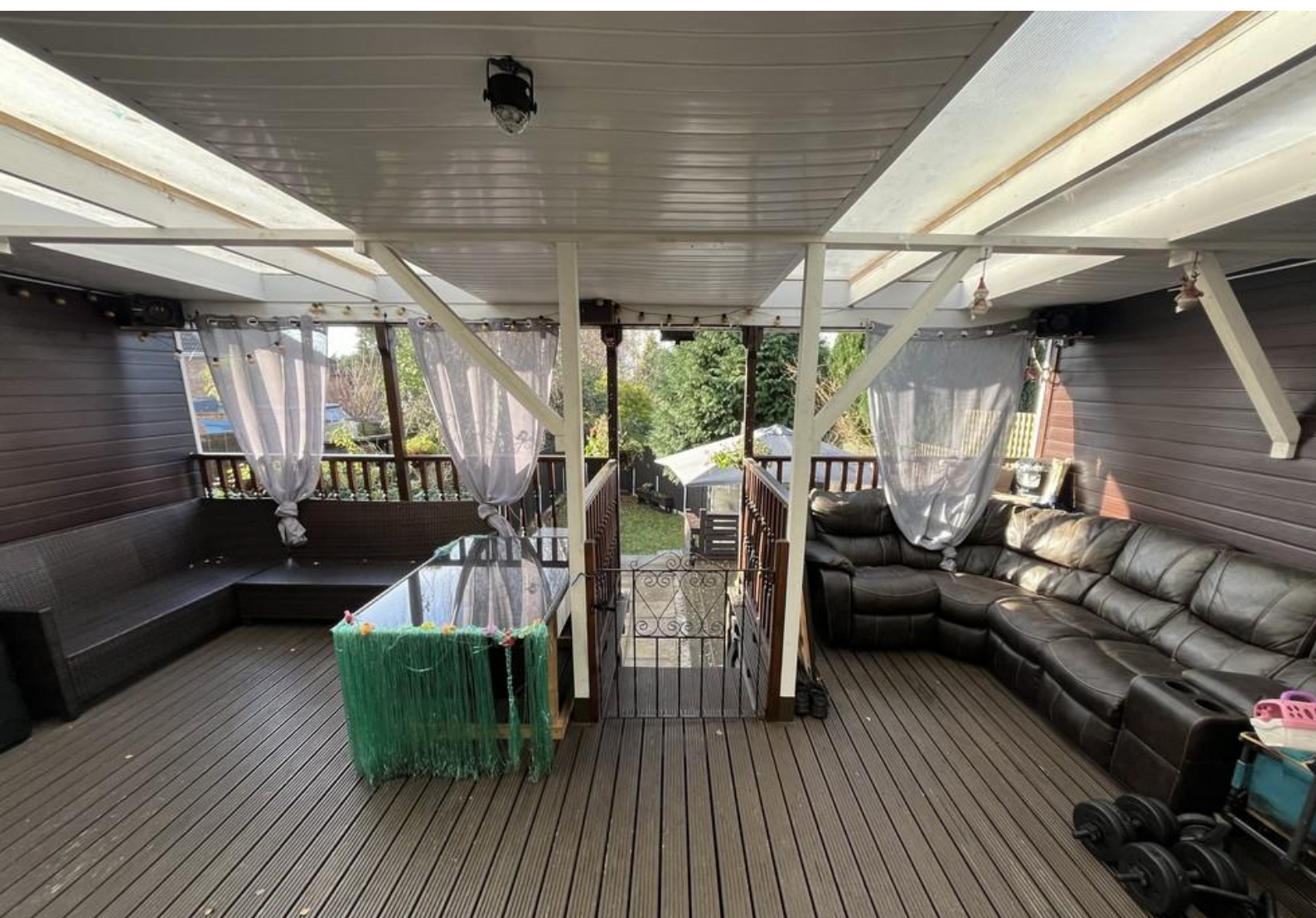
Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



**AWAITING EPC**









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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.