

FOR SALE



Gravelly Lane, Erdington, Birmingham

3 Bedrooms, 1 Bathroom, Mid Terraced Property

£170,000

MARTIN&CO



- MID TERRACED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- GARDEN

Martin & Co are pleased to offer this spacious mid terraced property ideally located for Schools, shops and Transport links. The property comes with two separate reception rooms, fitted kitchen, ground floor bathroom.

On the first floor is a landing with three bedrooms with a guest W.C. with wash basin.

To the rear of the property is a garden with patio and gated access from the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY

LIVING ROOM 12' 1" x 11' 9" (3.68m x 3.58m)

DINING ROOM 12' 3" x 12' 1" (3.73m x 3.68m)

KITCHEN 16' 10" x 8' 9" (5.13m x 2.67m)

UTILITY 8' 9" x 4' 11" (2.67m x 1.5m)

BATHROOM 8' 8" x 5' 9" (2.64m x 1.75m)

LANDING

BEDROOM ONE 15' 5" x 12' 2" (4.7m x 3.71m)

BEDROOM TWO 12' 1" x 9' 3" (3.68m x 2.82m)

BEDROOM THREE 8' 11" x 5' 9" (2.72m x 1.75m)

WC



GENERAL INFORMATION Tenure

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendors 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.





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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, nor for m 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.