

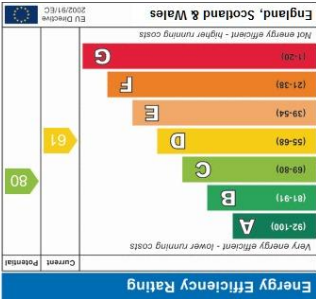
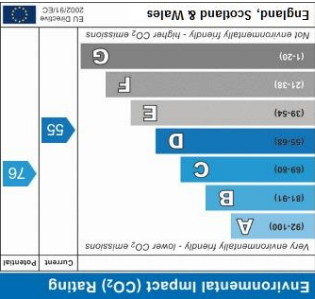
NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Convey.



Great Barr | 0121 241 4441



- Well Proportioned Semi-Detached
- Two Reception Rooms
- Conservatory
- Three Good Size Bedrooms
- Shower Room
- Low Maintenance Front & Rear Gardens



8 Haddon Road, Great Barr, Birmingham, B42 2AN

Offers In Excess Of  
£150,000





## Property Description

This THREE BED SEMI-DETACHED HOME IS IDEAL FOR THOSE LOOKING TO PUT THEIR OWN STAMP ON THINGS! Situated within a popular residential location with excellent amenities nearby, including local shops, good schools and fantastic transport links. Offered with NO UPWARD CHAIN. ACT FAST THIS WON'T BE AROUND FOR LONG!

APPROACH having low maintenance fore garden, drive providing off road parking with access to enclosed porch.

ENCLOSED PORCH having window and door to front.

HALL approached via reception door, stairs leading off to first floor accommodation and door off to lounge.

LOUNGE 14' 7" (max. into bay) x 13' 0" (max.) (4.44m x 3.96m) having double glazed bay window to front, ceiling/wall lights, central heating radiator, feature fire surround with inset gas fire and glazed panel doors to dining room.

DINING ROOM 10' 1" x 10' 1" (3.07m x 3.07m) having window to conservatory, ceiling light/fan, power points, central heating radiator and door to kitchen.

KITCHEN 9' 10" x 5' 3" (3m x 1.6m) having window to conservatory, a range of wall/base units, inset stainless steel sink unit with chrome mixer tap over, space for a range of appliances, tiling to splash prone areas and glazed door to conservatory.

CONSERVATORY 7' 5" x 15' 1" (2.26m x 4.6m) having double glazed windows to rear/side, double glazed door to rear and space and plumbing for washing machine.

FIRST FLOOR LANDING being approached via staircase with doors off to all bedrooms and shower room.

BEDROOM ONE 11' 8" x 8' 9" (3.56m x 2.67m) having double glazed window to front, ceiling light, power points, a range of fitted wardrobes and central heating radiator.

BEDROOM TWO 9' 11" (max.) x 9' 6" (max.) (3.02m x 2.9m)

having double glazed window to rear, ceiling light, power points and central heating radiator.

BEDROOM THREE 8' 9" (max.) x 6' 9" (max.) (2.67m x 2.06m) having double glazed window to front, ceiling light, power points and built-in storage space.

SHOWER ROOM having opaque double glazed window to rear, a matching suite comprising of enclosed shower cubicle with power shower attachment over, vanity unit incorporating wash hand basin and low flush w.c.

OUTSIDE

REAR GARDEN being mainly lawned to fenced perimeter with a range of shrubs/plants throughout, timber outbuilding and gated access to shared side passage.

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.

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Please note that all measurements are approximate.