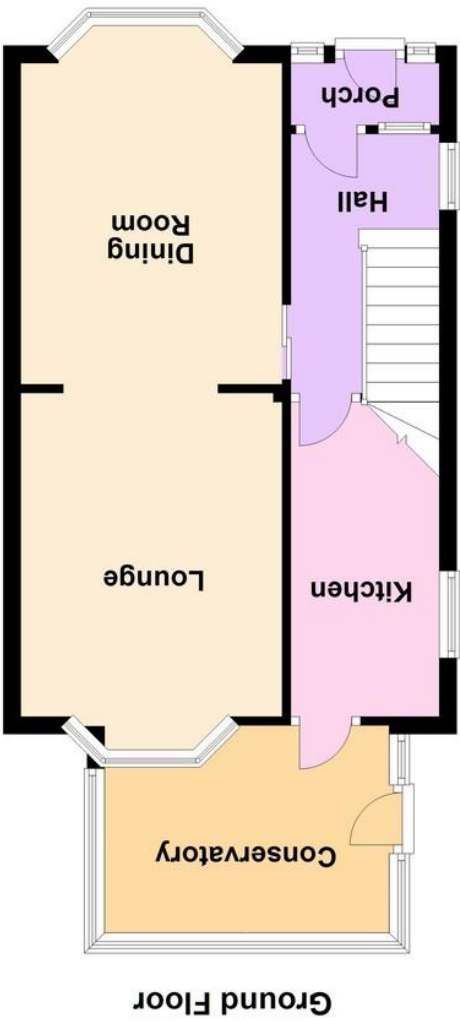
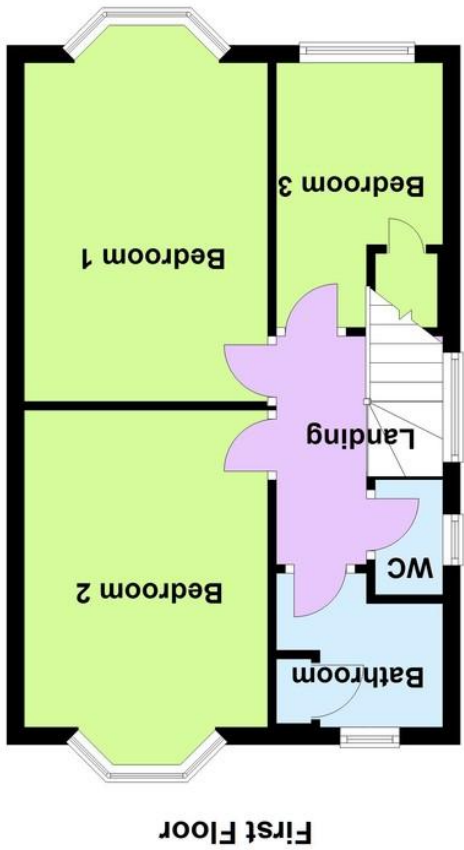


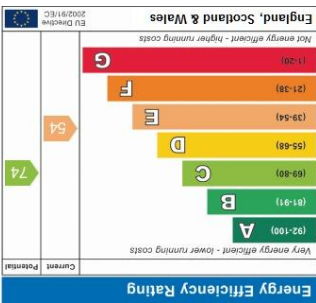
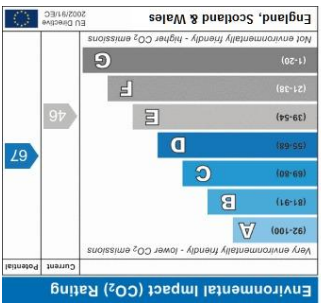
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- Superb Access to Transport Routes
- Garage to Rear
- Separate Dining Room
- Entrance Porch
- Conservatory
- Three Bedrooms



Hansons Bridge Road, Erdington, Birmingham, B24 0PD

£200,000



## Property Description

Set in a popular location with superb access to main roads and bus routes, this three-bedroom traditional semi-detached property comprises entrance porch, hall, lounge, separate dining room, kitchen, conservatory, three bedrooms, bathroom and separate WC. Outside there are gardens to front and rear with a garage at the rear.

**ENTRANCE PORCH** Having double glazed door to front with double glazed windows either side, tiled floor and door to hall.

**ENTRANCE HALL** Having single glazed door to front, single glazed window to front, double glazed door to side, stairs to first floor landing, single radiator, laminate floor, ceiling light point and doors to:

**DINING ROOM** 12' x 9' 10" (3.66m x 3m) Having double glazed bay window to front, living flame gas fire with full marble surround, double radiator, ceiling light point, coving and archway to lounge.

**LOUNGE** 14' 4" into bay x 9' 10" (4.37m x 3m) Having double glazed bay window to rear, gas fire with full marble surround, double radiator, ceiling light point, coving and door to kitchen.

**KITCHEN** 11' 10" x 5' 5" (3.61m x 1.65m) Fitted kitchen with matching range of base units, double glazed window to side, single glazed door to conservatory, stainless steel sink with roll top work surfaces and tiled floor, electric oven and electric hob, plumbing for washing machine, combination boiler, double radiator and downlighters in the ceiling.

**CONSERVATORY** 11' x 7' 9" maximum (3.35m x 2.36m) UPVC and brick construction with double glazed windows to rear and side, double glazed door to side, tiled floor and wall light.

**LANDING** Having double glazed window to side, loft access, ceiling light point and doors to:

**BEDROOM ONE** 12' excluding bay x 9' 6" (3.66m x 2.9m) Having double glazed bay window to front, single radiator and ceiling light point.

**BEDROOM TWO** 12' excluding bay x 9' 6" (3.66m x 2.9m) Having double glazed bay window to rear, single radiator and ceiling light point.

**BEDROOM THREE** 6' 8" x 6' 3" (2.03m x 1.91m) Having double glazed window to front, storage cupboard over stairs, single radiator, laminate floor and ceiling light point.

**BATHROOM** Having double glazed window to rear, panel bath with shower over, pedestal wash hand basin, shaver point, fully tiled, airing cupboard and electric wall mounted heater.

**WC** Having double glazed window to side, low level WC and ceiling light point.

**OUTSIDE TO REAR** Having paved patio to lawn, borders with shrubs and plants, and rear access to the garage with fence surrounding.

**OUTSIDE TO FRONT** Having lawn and borders with shrubs and plants.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**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.