

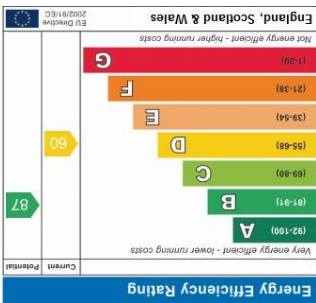
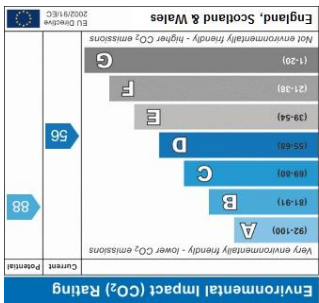
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Semi Detached Home
- In Need Of Some Finishing Off
- Three Bedrooms
- Guest Cloakroom
- Conservatory
- Family Bathroom

Hansons Bridge Road, Erdington, Birmingham, B24 0PB

£200,000



Property Description

Set in a sought after location ideal for first time buyers, this semi detached home is in need of some finishing off as it is currently an unfinished project. The property comprises of entrance porch, hall, lounge, kitchen / diner, conservatory, guest cloakroom, three bedrooms, family bathroom, garden to rear and off road parking to front. In more detail the accommodation comprises:

ENTRANCE PORCH Having double glazed double doors to front, double glazed window to front and side, wall light and door to hall.

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

LOUNGE 14' 4" into bay x 10' 10" (4.37m x 3.3m) Having double glazed bay window to front, electric fire, double radiator and down lighting to ceiling.

KITCHEN DINER 17' x 10' 4" (5.18m x 3.15m) A newly fitted kitchen with a matching range of wall and floor base storage units, double glazed bay window to rear and double glazed window to side, double glazed door to conservatory, stainless steel sink with butcher block work surfaces, tiled splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, double radiator, laminate floor and down lighting to ceiling.

CONSERVATORY 9' 7" x 12' max (2.92m x 3.66m) Being UPVC construction with double glazed windows to side and rear, double glazed door to side, door to side entry and WC.

WC Having low level WC.

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

BEDROOM ONE 14' 10" into bay x 10' 5" (4.52m x 3.18m) Having double glazed window to front, double radiator and ceiling light point.

BEDROOM TWO 13' 3" into bay x 10' 6" (4.04m x 3.2m) Having double glazed bay window to rear, double radiator and ceiling light point.

BEDROOM THREE 7' 9" x 6' 2" (2.36m x 1.88m) Having double glazed window to front and ceiling light point.

BATHROOM Having double glazed window to rear, panelled bath with mixer tap shower, vanity wash hand basin, vanity WC, full tiling to walls, electric heated towel rail, centrally heated towel rail and down lighting to ceiling.

OUTSIDE

REAR GARDEN Having paved patio leading to lawn and fence surrounding.

FRONT There is block paved off road parking.

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.