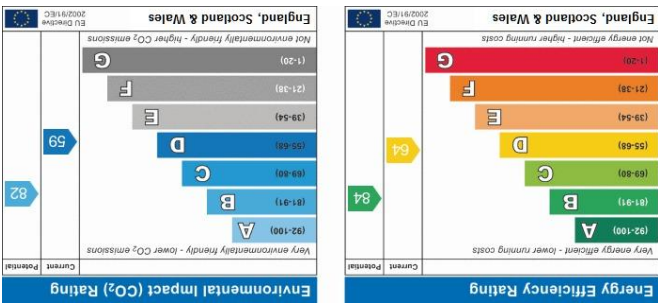


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Superbly Maintained Detached Home
- Guest Cloakroom
- Breakfast Kitchen
- Lounge / Diner
- Three Double Bedrooms
- Bathroom & En-Suite

Paget Road, Pype Hayes, Birmingham, B24 0JZ

£250,000



Property Description

Superbly maintained detached family residence, set in a popular location with superb access to main roads, bus routes and local amenities. The property briefly comprises of entrance hall, guest cloakroom, breakfast kitchen, lounge / diner, three double bedrooms, family bathroom, en-suite to master bedroom, gardens to front and rear and off road parking to front leads to integral garage. In more detail the accommodation comprises:

ENTRANCE HALL Having double glazed door to front, single radiator, two ceiling light points, stairs to first floor landing and doors to:

KITCHEN 11' 8" x 7' (3.56m x 2.13m) Fitted with a matching range of wall and floor base storage units, double glazed window to front, one and a half bowl stainless steel sink, roll top work surfaces, tiled splash backs, electric oven and gas hob with cooker hood over, plumbing for dishwasher, central heating boiler, single radiator and ceiling light point.

LOUNGE / DINER 18' 5" x 12' 1" (5.61m x 3.68m) Having double glazed window to rear, double glazed patio door to rear, living flame gas fire with marble hearth and back and wood surround, single radiator and two ceiling light points.

DOWNSTAIRS CLOAKROOM Having low level WC, pedestal wash hand basin, tiled splash backs, radiator, ceiling light point and extractor fan.

FIRST FLOOR LANDING Having double glazed window to side, loft access, airing cupboard, ceiling light point and doors to:

BEDROOM ONE 13' 9" x 11' 4" (4.19m x 3.45m) Having double glazed window to front, built-in double wardrobe, single radiator and door to en-suite.

EN-SUITE Having double glazed window to front, double shower cubicle, pedestal wash hand basin, low level WC, extractor fan, single radiator and ceiling light point.



BEDROOM TWO 12' 3" x 9' 4" (3.73m x 2.84m) Having double glazed window to rear, double built-in wardrobe, single radiator and ceiling light point.

BEDROOM THREE 12' 4" x 8' 10" (3.76m x 2.69m) Having double glazed window to rear, single radiator and ceiling light point.

FAMILY BATHROOM Having double glazed window to side, panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, part tiling to walls, extractor fan, single radiator and ceiling light point.

OUTSIDE

REAR GARDEN Having paved patio leading to lawn, borders with shrubs and plants and fence surrounding.

FRONT Having borders with shrubs and block paved off road parking which leads to integral garage.

INTEGRAL GARAGE 16' x 7' 7" (4.88m x 2.31m) With up and over door, double glazed door to side, door to hall, power, lighting and plumbing for automatic washing machine. (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 leasehold. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

