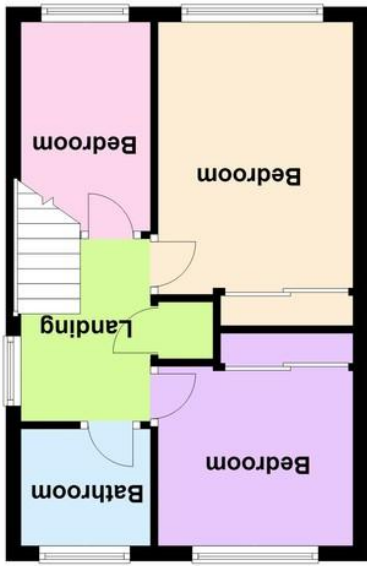


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.

WWW.EPC4U.COM

| England & Wales                             |   |
|---|---|
| EU Directive 2002/91/EC                     |   |
| Not energy efficient - higher running costs |   |
| (1-20)                                      | G |
| (21-38)                                     | F |
| (39-54)                                     | E |
| (55-68)                                     | D |
| 59  |   |

Castle Bromwich | 0121 241 1100



- AN IMMACULATELY PRESENTED DETACHED
- ATTRACTIVE LOUNGE
- SUPERB KITCHEN DINER
- THREE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM



Rivermead Park, Hodge Hill, Birmingham, B34 6HH

£220,000





## Property Description

**DESCRIPTION POPULAR CUL-DE-SAC LOCATION-** This immaculately presented detached family home is situated in this popular Cul-de-sac close to local amenities with public transport on hand local schools in the vicinity and transport links with access into both Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises: - Entrance hall, attractive lounge, superbly comprehensively fitted kitchen/diner, landing, three bedrooms and a well appointed family bathroom. Outside the property is set back behind a fore garden and driveway giving access to the garage and to the rear is a well maintained landscaped rear garden. **EARLY INTERNAL VIEWING OF THIS LOVELY PROPERTY IS HIGHLY ADVISED.**

**OUTSIDE** To the front the property occupies a pleasant cul de sac position and is set back behind a neat lawned fore-garden and pathway, driveway providing off road parking with access to the garage.

**RECEPTION HALLWAY** Being approached via an opaque double glazed reception door with matching side screen, stairs with balustrade leading off to first floor accommodation, laminate flooring, glazed door leading through to lounge.

**LOUNGE** 15' 8" x 14' 10" max 11' 8" min (4.78m x 4.52m) Having coving to ceiling, feature inset gas fireplace with marble hearth, laminate flooring, radiator and double glazed bow window to the front and glazed communicating doors leading through to kitchen diner.

**KITCHEN/DINER** 14' 10" x 8' 10" (4.52m x 2.69m) Having a comprehensive matching range of wall and base units with work top surfaces over incorporating one and a half bowl sink unit with chrome mixer tap and complimentary tiled splash backs surrounds, fitted Smeg stainless steel gas hob with extractor set in canopy above, built-in Smeg double oven, integrated fridge/freezer, integral washing machine, space for dining table and chairs, further range of wall and base units including glazed display cabinets, coving to ceiling, radiator, cupboard housing gas central heating boiler, double glazed window to the rear and double glazed sliding patio door giving access out to rear garden.

**LANDING** Approached via spindled staircase with balustrade passing double glazed window to side, radiator, coving to ceiling, access to loft and doors leading off to bedrooms and bathroom.

**BEDROOM ONE** 12' 1" to wardrobes x 8' 6" (3.68m x 2.59m) Having a range of built-in wardrobes with sliding doors, shelving and hanging rail, radiator and double glazed window to the front.



**BEDROOM TWO** 8' 6" max x 8' 1" (2.59m x 2.46m) Having a range of built-in wardrobes with shelving and hanging rail, mirrored sliding doors.

**BEDROOM THREE** 9' 2" x 6' 1" (2.79m x 1.85m) Having double glazed window to the front, radiator.

**FAMILY BATHROOM** Being well appointed with a white suite comprising double ended panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low flush wc, full complimentary tiling to walls and floor, opaque double glazed window to the rear elevation.

**OUTSIDE** To the rear is an attractive landscaped enclosed rear garden with paved patio, with gated access to the front, neat lawned garden with borders with pathway leading to secret garden. Low maintenance secret garden being mainly paved and gravelled with shrub borders, timber framed garden shed and gazebo.

**DETACHED GARAGE** 13' 11" x 8' 2" (4.24m x 2.49m) With up and over door to front, light and power.

**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.

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

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