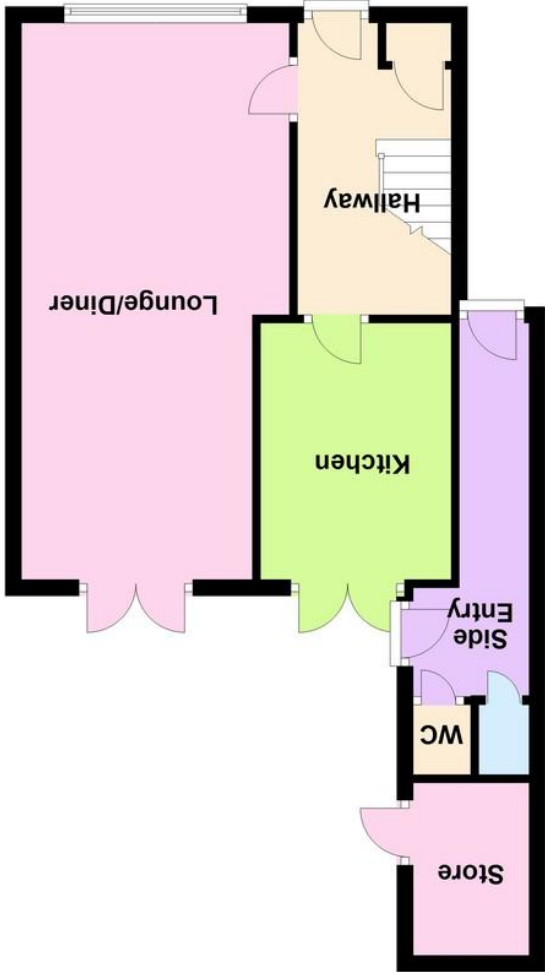
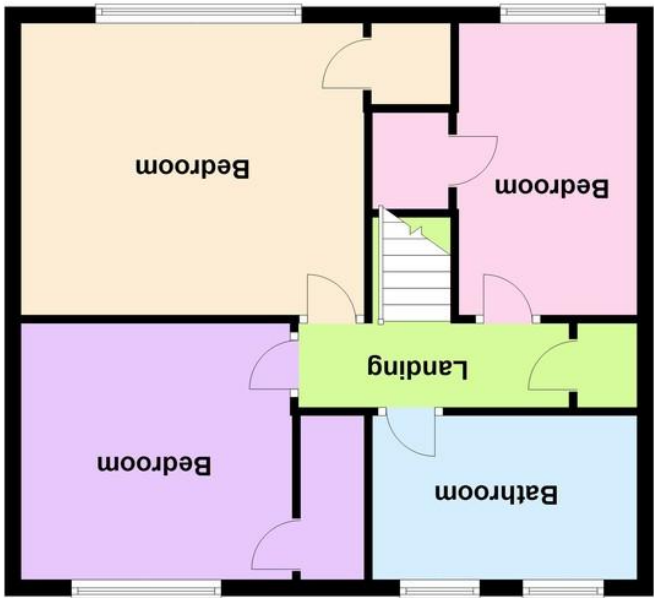


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



## LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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 Conveyancer.

Castle Bromwich | 0121 241 1100



- A WELL PRESENTED MID TERRACED HOUSE
- ATTRACTIVE THROUGH LOUNGE/DINER
- MODERN COMPREHENSIVELY FITTED KITCHEN
- THREE EXCELLENT SIZED BEDROOMS

Brook Meadow Road, Shard End, Birmingham, B34 6QS

£175,000





## Property Description

**IDEAL FIRST TIME PURCHASE**- This well presented mid terraced property occupies this popular residential location close to amenities including local schools and shops with public transport on hand and transport links into both Birmingham City Centre and motorway connections.

The spacious accommodation briefly comprises: - reception hallway, attractive lounge/dining room, superb comprehensively fitted kitchen, landing, three excellent bedrooms and a well appointed family bathroom. Outside the property is set back behind a fore garden and to the rear is a good sized enclosed rear garden. **EARLY INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

**OUTSIDE** To the front the property is set back behind a lawned fore-garden and pathway with shared covered gated access to rear. We have been informed by the current owners they are in the process of obtaining permission for the kerb to be dropped at the front of the property which will in turn provide off road parking.

**CANOPY PORCH** With security light.

**RECEPTION HALLWAY** Being approached via leaded opaque double glazed reception door, spindled staircase leading off to first floor accommodation, feature tiled floor, cloaks storage cupboard, radiator and doors leading off to lounge/dining room and kitchen.

**THROUGH LOUNGE/DINING ROOM** 22' 6" max x 10' 10" max 9' 4" min (6.86m x 3.3m) Focal point of the room is a feature fireplace with wooden surround, marble back and hearth, fitted with electric fire, laminate flooring, radiator, double glazed window to front, double glazed French doors giving access to rear garden.

**KITCHEN** 10' 4" x 7' 6" (3.15m x 2.29m) Having a contemporary matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with chrome mixer tap and complimentary tiled splash back surrounds, fitted gas hob with extractor hood over, built-in electric cooker below, space for fridge/freezer, down-lighting, tiled floor, double glazed French doors giving access out to rear garden.

**FIRST FLOOR LANDING** Being approached via a staircase with access to loft, useful built-in storage cupboard and doors off to bedrooms and bathroom.

**BEDROOM ONE** 10' 4" x 17' 9" max 14' 5" min (3.15m x 5.41m) Having two double glazed windows to front, laminate flooring, radiator and useful built-in storage cupboard housing gas central heating boiler.

**BEDROOM TWO** 10' 1" x 11' 4" (3.07m x 3.45m) With double glazed window overlooking rear garden, laminate flooring, radiator and useful walk-in storage with opaque double glazed window to rear elevation.

**BEDROOM THREE** 12' 10" max x 7' 2" max 6' 11" min (3.91m x 2.18m) Having laminate flooring, radiator, useful built-in storage cupboard and double glazed window to the front.

**FAMILY BATHROOM** Having a white suite comprising panelled bath with mains fed shower over and mixer tap, wash hand basin with mixer tap, low flush wc, complimentary tiling to walls and floor, chrome ladder heated towel rail and two opaque double glazed windows rear elevation.

**OUTSIDE** To the rear is a good sized enclosed rear garden with paved patio and pathway leading to neat lawned garden with fencing to perimeter, useful brick built garden store, door to covered entry with door to front, useful utilities cupboard housing space and plumbing for washing machine and further appliances, gardeners toilet with low flush wc and window to side.

**AGENTS NOTE** The property does have solar panels which are not owned by the vendor but they do get the benefit of the reduced energy rates.

**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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100**