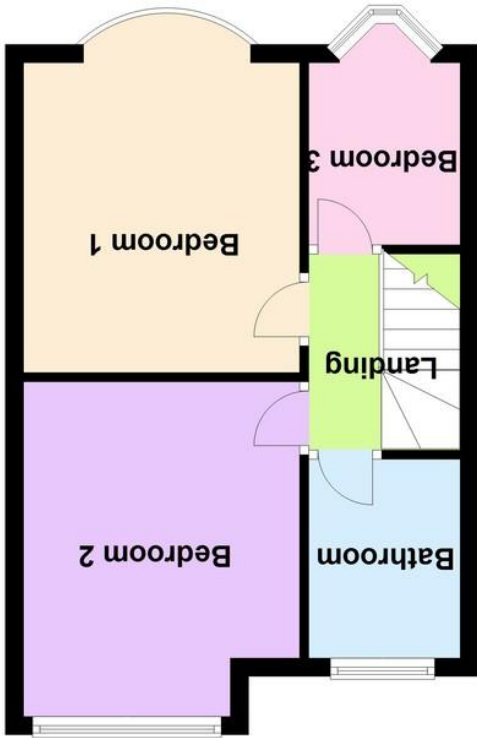
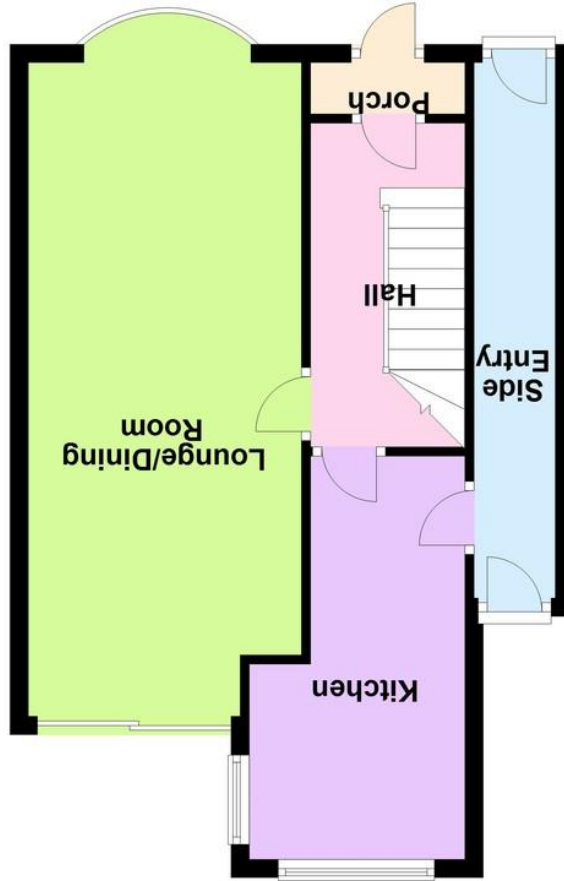


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 77.1 sq. metres (829.9 sq. feet)

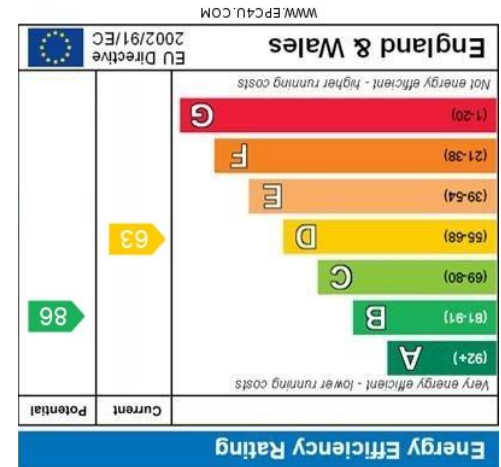


**First Floor**  
 Approx. 33.0 sq. metres (355.3 sq. feet)



**Ground Floor**  
 Approx. 44.1 sq. metres (474.7 sq. feet)

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.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

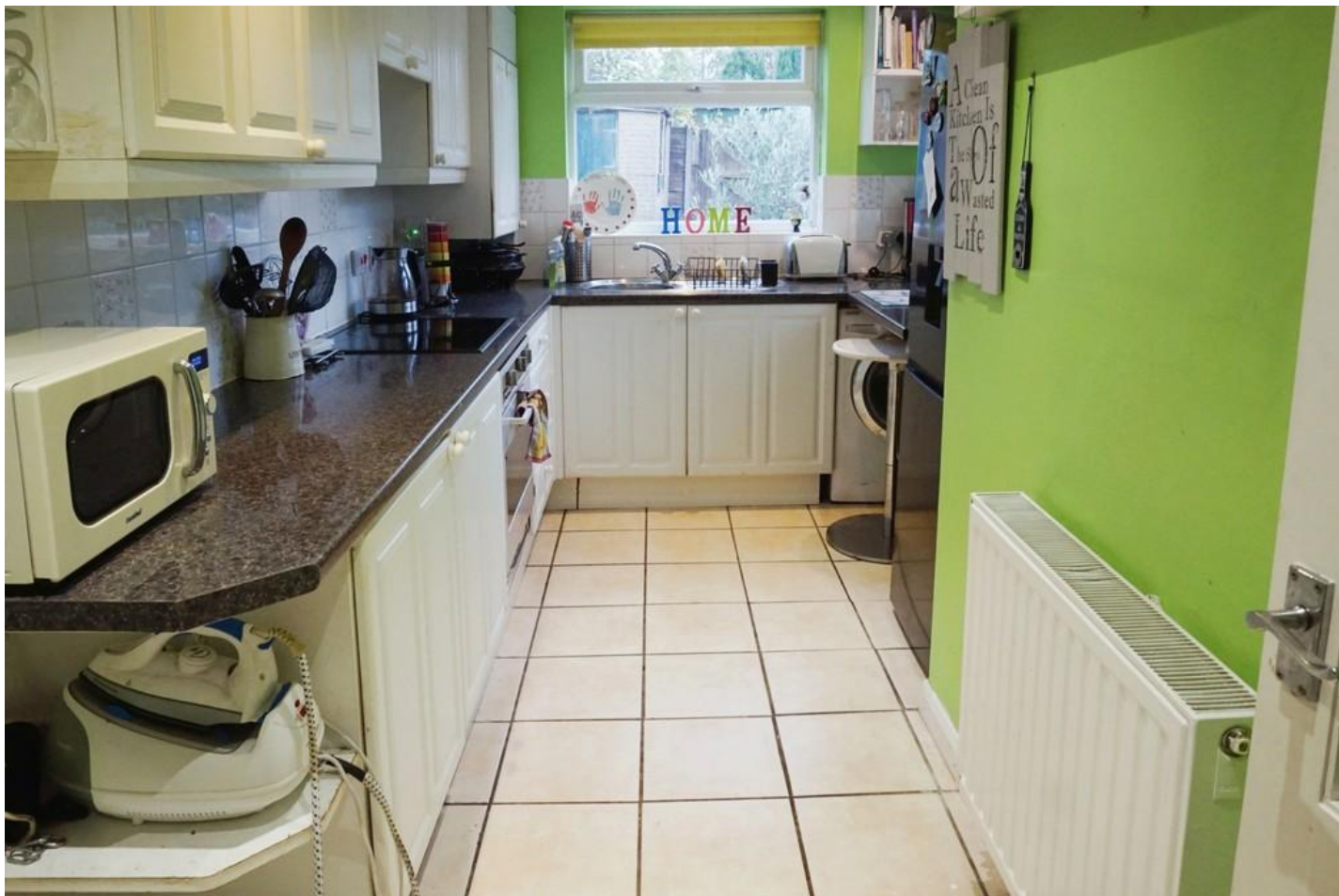
Signed ..... Date .....



- AN EXTENDED TRADITIONAL STYLE SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- THROUGH LOUNGE/DINING ROOM
- EXTENDED BREAKFAST/KITCHEN
- THREE BEDROOMS
- BATHROOM

51 Padstow Road, Erdington, Birmingham, B24 0NH

£225,000



## Property Description

**\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\***  
**POPULAR RESIDENTIAL LOCATION.** This extended traditional style semi detached house occupies this popular residential location, close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation in brief comprises, entrance porch, reception hallway, through lounge/dining room, extended kitchen covered side entry, landing, three bedrooms, bathroom, front and rear gardens. No upward chain.

Outside to the front the property is set back from the road behind a neat lawned fore garden with walled perimeter and gated pathway with covered side entry.

CANOPY PORCH With outside light.

ENCLOSED PORCH Being approached by a double glazed entrance door with meter cupboard.

RECEPTION HALLWAY Being approached by a glazed reception door with matching side screen with laminate flooring, radiator, stairs off to first floor accommodation and doors off to lounge, dining room and extended kitchen.

THROUGH LOUNGE/DINING ROOM 26' 09" into bay x 9' 10" max 7' 2" min (8.15m x 3m) With double glazed bay window to front, radiator, chimney breast with fireplace, coving to ceiling and double glazed sliding doors giving access to rear garden.

EXTENDED BREAKFAST/KITCHEN 14' 06" x 7' 09" max 5' 7" min (4.42m x 2.36m) Having a matching range of wall and base units with work top surfaces over, incorporating an inset circular sink unit, with mixer tap and tiled splash back surrounds, fitted halogen hob with extractor hood in canopy above, built in electric cooker beneath, fitted breakfast bar, space for fridge/freezer, pace and plumbing for washing machine, tiled floor, radiator, double glazed windows to side and rear elevation, useful under stairs storage cupboard and door through to covered side entry.

COVERED SIDE ENTRY With doors off to front and rear elevation.

LANDING Approached by a turning spindle turning staircase passing an opaque double glazed window to side, with access to lift via a drop down ladder and doors off to bedrooms and bathroom.



BEDROOM ONE 13' 10" into bay x 10' 00" (4.22m x 3.05m) With double glazed bay window to front, radiator.

BEDROOM TWO 12' 07" into bay x 9' 11" (3.84m x 3.02m) With walk in double glazed bay window to rear, radiator.

BEDROOM THREE 6' 07" x 5' 07" (2.01m x 1.7m) With double glazed bay window to front, radiator.

BATHROOM Having a white suite, comprising panelled bath with electric shower over, low flush WC, pedestal wash hand basin, part tiling to walls, down lighting, radiator and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized enclosed garden with full width paved patio, lawned garden, to the top of the garden there is a further block paved hard standing with double gates providing off road parking, Driveway to the rear of the property and useful brick built garden store.

Council Tax Band B Birmingham City Council

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.

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