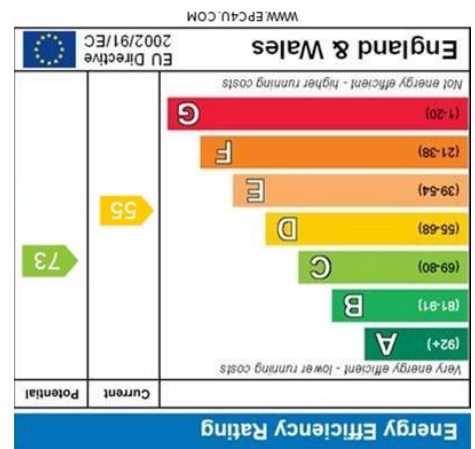


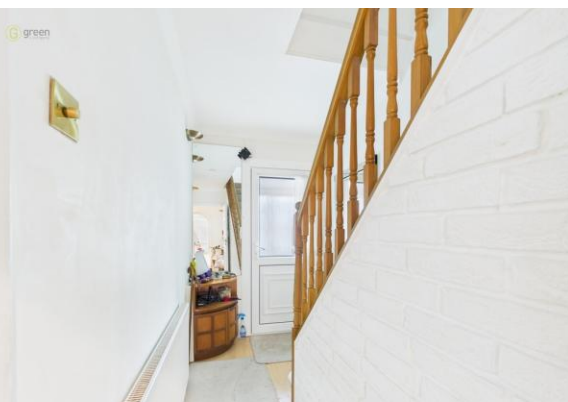
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- EXTENDED MID TERRACE
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- SHOWER ROOM
- OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN
- NO UPWARD CHAIN

Brushfield Road, Great Barr, Birmingham, B42 2QJ

£225,000



Property Description

Experience comfort and warmth in this inviting, two-story home encompassing 883 square feet of thoughtful architecture. The ground floor invites you into a bright, relaxed conservatory before leading into an appropriately equipped kitchen. To enhance the cozy atmosphere, there are two spacious reception rooms, ideal for entertaining or unwinding after a long day. As you move up to the first floor, you will find a generously sized, private bedroom ready for personal customization. An addition Two bedrooms provide versatile space that can be utilized according to your lifestyle needs, be it a study, an office, a creative studio, or storage. The higher floor also houses a practical shower room, ensuring your essential needs are met with ease. This lovely home is designed to maximize space and utility while offering a classic environment for those seeking to make it their own.

The property is approached via a block paved driveway with step up leading to:-

ENCLOSED PORCH Having double doors, tiled flooring, wall light point and front entrance door to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, laminate flooring, two wall light points and doors off to:-useful storage cupboard under stairs, lounge and dining room.

LOUNGE 13' 11" x 9' 10" (4.24m x 3m) Having double glazed walk in bay window to front, central heating radiator, decorative coving to ceiling, feature fireplace with raised hearth and fitted fire.

DINING ROOM 9' 11" x 15' 8" (3.02m x 4.78m) Having double glazed sliding patio doors to rear garden, central heating radiator, laminate flooring, coving to ceiling, ceiling spotlighting and arched door through to extended kitchen.

KITCHEN 9' 11" x 8' 1" (3.02m x 2.46m) Having a range of base and wall units with work surfaces over, integrated double oven and grill(not tested) integrated four ring electric hob(not tested) space and plumbing for washing machine, one and half bowl sink unit with mixer tap and drainer to side, extractor/light above hob, tiled splash backs, double glazed window to rear, coving to ceiling, ceiling light point, laminate flooring, integrated fridge, integrated freezer, cupboard housing wall mounted gas central heating boiler and open archway through to conservatory.

CONSERVATORY 9' 7" x 8' 0" (2.92m x 2.44m) Having laminate flooring, double glazed doors to rear incorporating double glazed windows to two elevations, polycarbonate roofing and wall light point.

ATTRACTIVE REAR GARDEN Having paved patio area with lawn adjoining, fenced boundaries, cold water tap and gated shared entry.

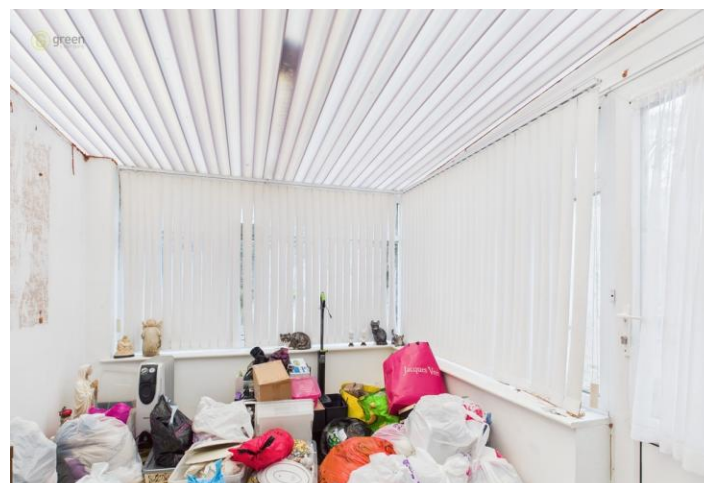
FIRST FLOOR

LANDNING Approached via easy tread staircase, having coving to ceiling, ceiling light point, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.2m) Having double glazed window to front, central heating radiator, a range of fitted bedroom furniture to include wardrobes to either side of bed recess with storage cupboards overhead, fitted light, fitted dressing table with sink to side with hot and cold taps, and ceiling light point.

BEDROOM TWO 9' 10" x 8' 11" (3m x 2.72m) Having double glazed window to rear, central heating radiator, a range of fitted wardrobes with mirrored sliding doors and ceiling light point.

BEDROOM THREE 8' 10" x 6' 10" (2.69m x 2.08m) Having double glazed window to front, central heating radiator, ceiling light point and louvre doors to useful storage cupboard over stairs.



BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, corner shower cubicle with fitted shower, tiled splash backs, central heating radiator, obscure double glazed window to rear and ceiling light point.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in home

Three, Vodafone - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps.

Highest available upload speed 0.8Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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