



Garretts Green Lane,

£250,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- SIDE GARAGE

An extended semi detached house on a corner plot with huge potential to extend (STPP) and no onward chain. This property is a real blank canvas for you to make your own and is in a superb location near to a good range of shops, schools and transport links. Comprising enclosed porch, entrance hall, through lounge/diner and extended kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and side garage.

FRONT

The front garden is laid to lawn with flower and shrub borders, access to the side garage and UPVC double glazed doors to:-

PORCH

Double glazed windows to the front and side and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, meter cupboard, radiator, power and light points and doors to:-

THROUGH LOUNGE/DINER

9'7 max x 24'9 to bay (2.92m max x 7.54m to bay)



Double glazed bay window to the front, double glazed window to the rear, two radiators, power and light points

EXTENDED KITCHEN

13'10 x 6'8 min (4.22m x 2.03m min)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, door to the pantry, cupboard housing the boiler, double glazed windows to the rear, UPVC double glazed door to the rear garden, radiator, power and light points

LANDING

Double glazed window to the side, ceiling light point and doors to:-

BEDROOM ONE

9'7 max x 12'4 (2.92m max x 3.76m)



Double glazed window to the rear, radiator, power and light points

BEDROOM TWO

9'7 max x 12'1 max to bay (2.92m max x 3.68m max to bay)



Double glazed bay window to the front, radiator, power and light points

BOX ROOM

5'1 x 6'2 (1.55m x 1.88m)

Double glazed window to the front, loft access, power and light points

BATHROOM
5'3 x 6'10 (1.60m x 2.08m)



Fitted with a walk in bath, pedestal sink and a low level flush WC. Aqua paneling to a full height, airing cupboard, opaque double glazed window to the rear, hearted towel rail and ceiling light point

REAR GARDEN



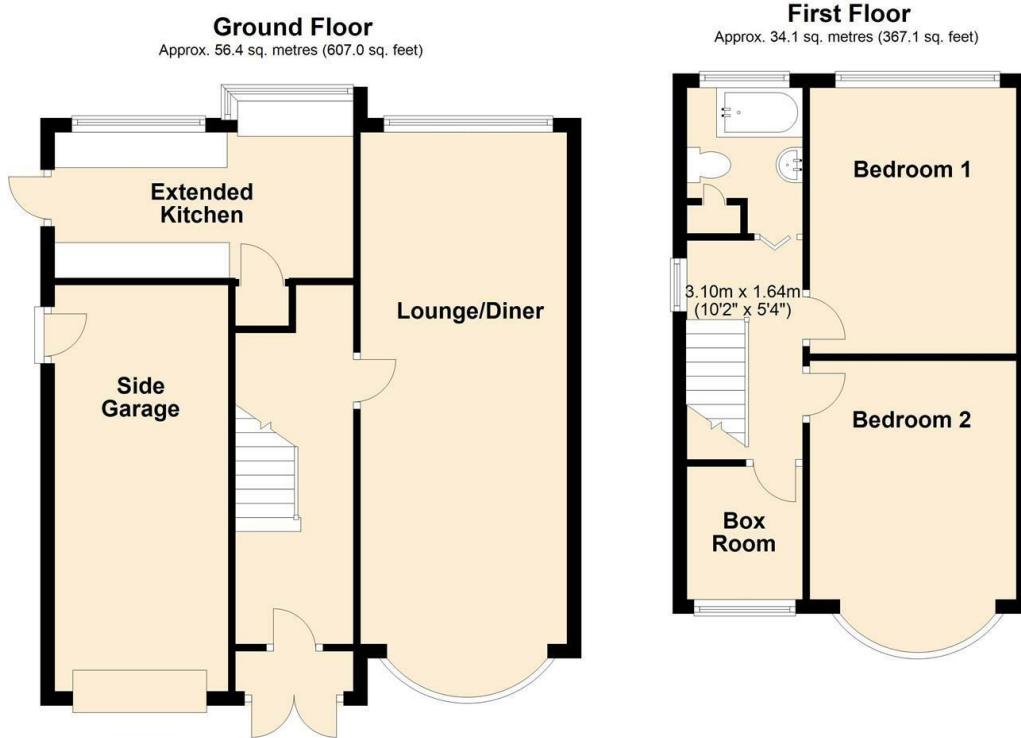
This larger than average mature rear garden is mostly laid to lawn with numerous flower and shrub borders. There is fencing to the perimeters and a door leading to:-

SIDE GARAGE
8'1 x 15'11 (2.46m x 4.85m)

With a metal up and over door onto the drive.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 90.5 sq. metres (974.1 sq. feet)

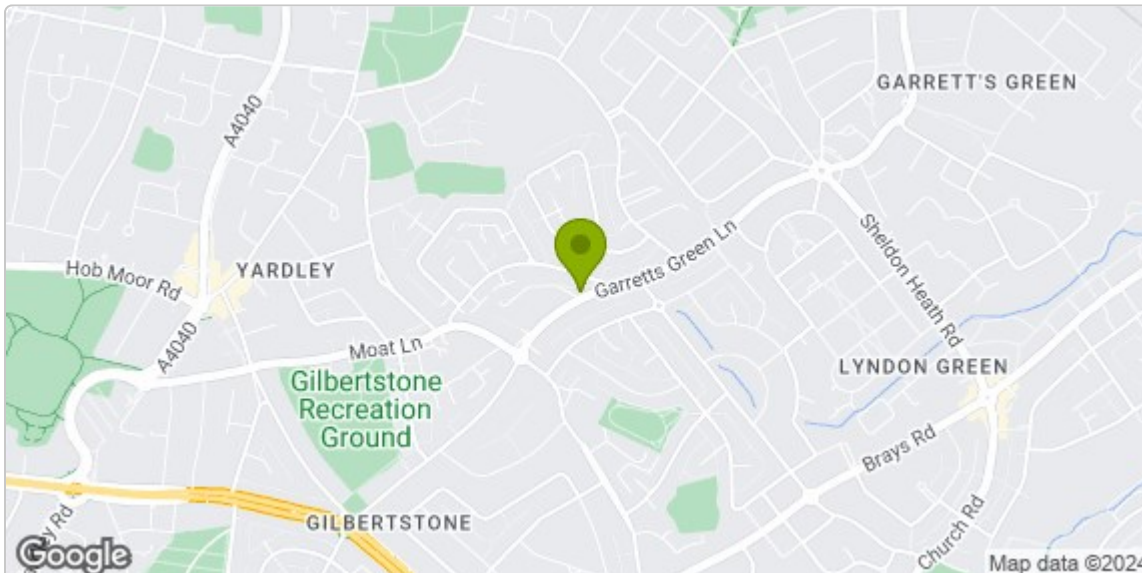
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
60 Garretts Green Lane
Birmingham B26 2HN

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		87
	(69-80) C		
	(55-68) D		
	(39-54) E	51	
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	