

**FOR SALE**



**MARTIN&CO**



**Somerset Road, Erdington**

**2 Bedrooms, 1 Bathroom, End Terraced Property**

**Offers In Region Of £260,000**

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## Somerset Road, Erdington

2 Bedrooms, 1 Bathroom

**Offers In Region Of £260,000**

- END TERRACED PROPERTY
- TWO BEDROOMS
- OFF ROAD PARKING
- FITTED KITCHEN
- MODERN FIRST FLOOR BATHROOM

Martin and Co are delighted to bring to the market this superbly presented period end terraced property situated in Erdington, the property is close to local amenities, schools, shops and parks with an abundance of transport links into Sutton Coldfield and Birmingham City Centre. This lovely home is set behind a driveway with front door leading to the reception hallway. The first reception room is being used as a dining room ideal to entertain in, continuing through the property is a second reception used as a lounge and ideal to relax in. There is a fitted kitchen with a range of wall and base units and door to rear storage.

On the first floor are two good sized bedrooms that are accompanied by the modern bathroom with four piece suite comprising bath, separate shower, W.C. and wash basin.

To the rear is a lawned garden with slabbed patio and further slabbed patio to the rear of the garden.

**AN INTERNAL VIEWING IS HIGHLY RECOMMENDED**





HALLWAY

DINING ROOM 13' 3" x 8' 1" (4.04m x 2.46m)

LOUNGE 12' 4" x 12' 3" (3.76m x 3.73m)

FITTED KITCHEN 11' 11" x 6' 8" (3.63m x 2.03m)

STORAGE AREA 6' 7" x 6' 1" (2.01m x 1.85m)

LANDING

BEDROOM ONE 12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM TWO 12' 3" x 9' 3" (3.73m x 2.82m)

BATHROOM 13' 6" x 6' 9" (4.11m x 2.06m)

REAR GARDEN

OFF ROAD PARKING

INFORMATION COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

#### TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



MARTINE





## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.