

FOR SALE



Lowlands Avenue, Streetly, B74 3QN

3 Bedrooms, 1 Bathroom, Semi Detached Property

Offers In Region Of £365,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

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- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- GROUND FLOOR GUEST W.C.

Martin & Co are pleased to offer this superbly presented semi detached property ideally located near to Schools, shops, transport links and amenities all nearby.

The property comprises on the ground floor a welcoming porch entrance leading to the reception hallway with a door leading to the refitted kitchen with a range of wall and base units. A door leads to a utility area and guest w.c with wash basin. Continuing through the ground floor is a L shaped lounge ideal to relax and entertain in, a door leads to the hallway and rear garden and a further archway leads into the dining room perfect for the family or entertaining and has another door to the rear garden.

On the first floor are three nicely proportioned bedrooms that are accompanied by the family modern bathroom.

To the rear is a lawned garden and to the front is a driveway that leads to the single side garage.

The home is in a lovely condition and needs to be viewed internally to be fully appreciated.

OFFERED WITH NO UPWARD CHAIN





PORCH

HALLWAY

LOUNGE 17' 0" x 13' 5" (5.18m x 4.09m)

DINING ROOM 9' 11" x 9' 0" (3.02m x 2.74m)

FITTED KITCHEN 14' 0" x 10' 2" (4.27m x 3.1m)

UTILITY

GUEST W.C.

GARAGE 15' 8" x 8' 2" (4.78m x 2.49m)

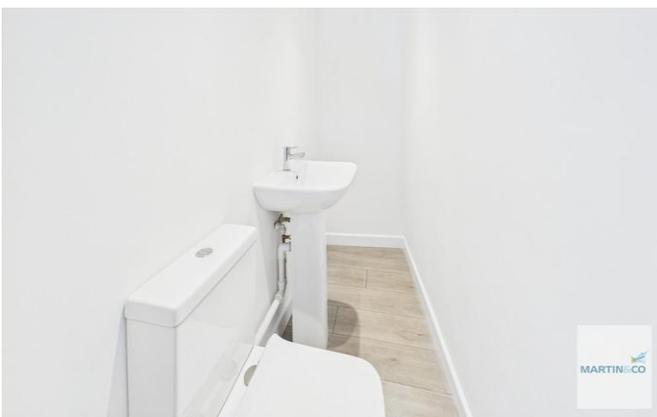
LANDING

BEDROOM ONE 13' 4" x 10' 0" (4.06m x 3.05m)

BEDROOM TWO 10' 10" x 8' 6" (3.3m x 2.59m)

BEDROOM THREE 10' 5" x 6' 7" (3.18m x 2.01m)

BATHROOM 5' 8" x 5' 5" (1.73m x 1.65m)



GENERAL INFORMATION
COUNCIL TAX BAND - D

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+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area[®]
1066 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.