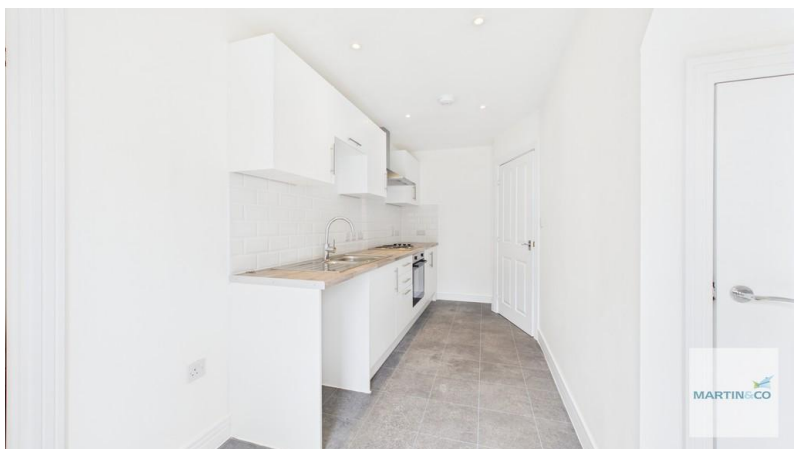


FOR SALE



Central Park Drive, Hockley, Birmingham, B18 5RR

3 Bedrooms, 1 Bathroom, 1 En-suite, Town House

£280,000

MARTIN&CO



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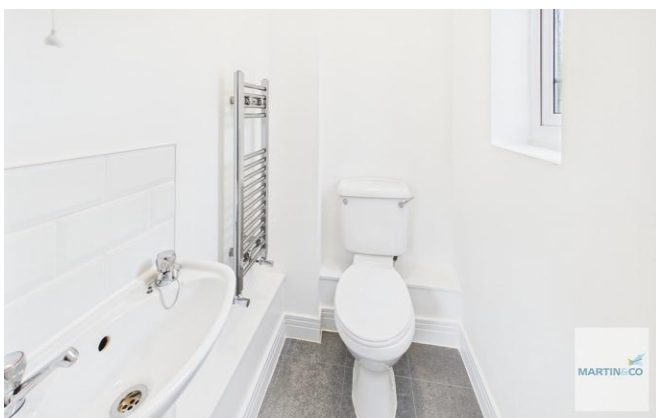
- END TOWNHOUSE PROPERTY
- THREE BEDROOMS
- THREE STOREY
- FITTED BREAKFAST KITCHEN
- EN-SUITE

Martin & Co are pleased to offer this sleek contemporary end townhouse property offered with no upward chain. On the ground floor is a welcoming hallway with guest W.C. off, a fitted breakfast kitchen with utility and door to the integral garage.

On the first floor is a nice lounge which is ideal to relax and entertain in, bedroom and family bathroom.

On the second floor are two further bedrooms the master having an en-suite shower room.

To the rear is a lawned garden and side gated access





HALLWAY

GUEST W.C.

FITTED BREAKFAST KITCHEN

UTILITY

GARAGE

FIRST FLOOR LANDING

LOUNGE

BEDROOM TWO

BATHROOM

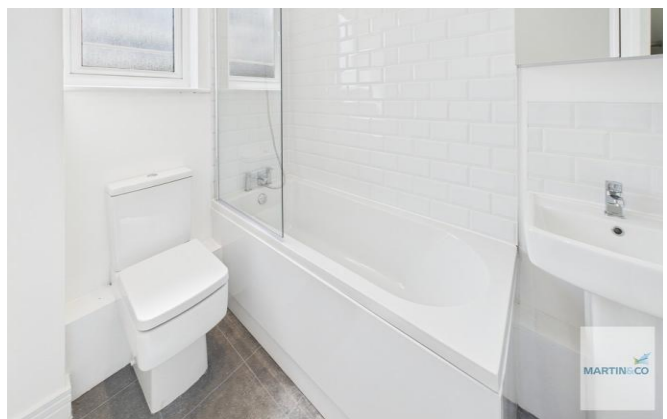
SECOND FLOOR LANDING

BEDROOM ONE

EN-SUITE

BEDROOM THREE

GARDEN



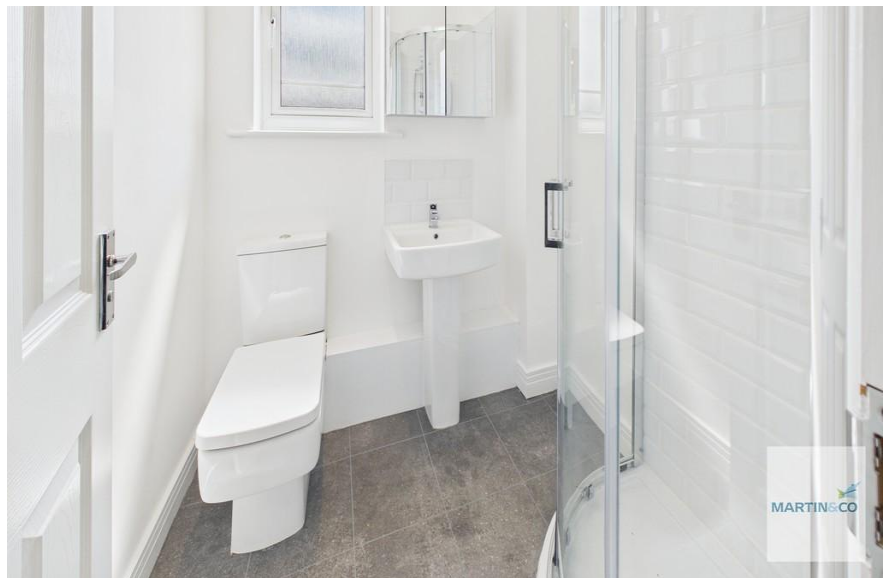
GENERAL
INFORMATION
COUNCIL TAX BAND
- D

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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Sutton Coldfield

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T: 0121 321 6090 • E: suttoncoldfield@martinco.com

0121 321 6090

<http://www.martinco.com>



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.