

FOR SALE



Swancote Road, Birmingham, B33 9JE

3 Bedrooms, 1 Bathroom, En-suite Wet Room, End Terraced House

£240,000

MARTIN&CO



Swancote Road, Birmingham, B33 9JE

3 Bedrooms, 1 Bathroom, En-suite Wet Room

- END TERRACED PROPERTY
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY



A charming three bedroom end-terraced home offering bright and flexible living accommodation. This lovely home comes with hall leading to the inviting lounge to the front elevation, fitted kitchen with wall and base units, bathroom with three piece suite and conservatory extending the living space with views over the garden.

On the first floor are three bedrooms with the master having en-suite wet room.

To the rear is a good sized garden with ample patio ideal for garden furniture

Located close to shops, schools and transport links. Early viewing is highly recommended.

HALL

LOUNGE 12' 11" x 11' 11" (3.94m x 3.63m)

KITCHEN 11' 2" x 8' 9" (3.4m x 2.67m)

CONSERVATORY 15' 8" x 9' 10" (4.78m x 3m)

BATHROOM 8' 10" x 5' 11" (2.69m x 1.8m)

LANDING

BEDROOM ONE 11' 5" x 10' 0" (3.48m x 3.05m)

WET ROOM EN-SUITE 5' 8" x 3' 11" (1.73m x 1.19m)

BEDROOM TWO 10' 10" x 9' 4" (3.3m x 2.84m)

BEDROOM THREE 7' 9" x 7' 5" (2.36m x 2.26m)

REAR GARDEN

OFF ROAD PARKING



GENERAL INFORMATION COUNCIL TAX BAND - B

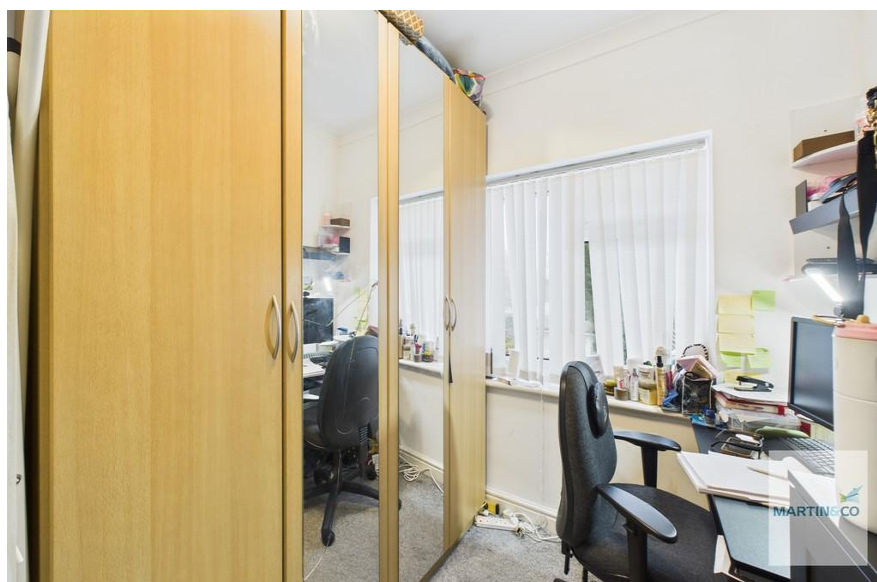
FIXTURES AND FITTINGS as per sales brochure.

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+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Floor 0



Floor 1

Approximate total area¹⁾
833 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.

GRAFFE360

Martin & Co Sutton Coldfield

14 Beeches Walk • Sutton Coldfield • B73 6HN
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.