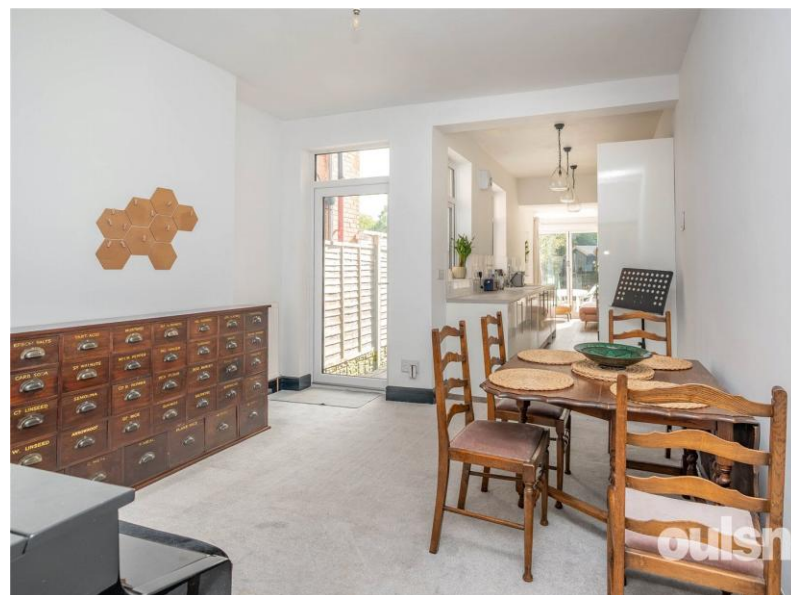


oulsham



257 Cartland Road, Stirchley, B30 2RD

Offers in the region of £260,000

EPC: D

****AVAILABLE WITH NO UPWARD CHAIN**** THIS CONVENIENTLY LOCATED TWO BEDROOMED TERRACED RESIDENCE IN THE POPULAR VILLAGE OF STIRCHLEY benefits from a generous kitchen, first floor bathroom and its close proximity to Hazelwell Park, the vibrant Stirchley High Street and transport links. EP Rating; D

LOCATION

The award winning vibrant and continually changing Stirchley Village offers commuter rail services from Bournville and Pineapple Road Stations, as well as buses and shopping facilities along Pershore Road.

Important centres within the local area are the Queen Elizabeth Hospital and the University of Birmingham.

Stirchley Village benefits from the highly regarded Loaf bakery, a micro-brewery, coffee shops, bars, restaurants, public houses and a choice of supermarkets.

Nearby green spaces include Hazelwell Park, which provides access to the Rea Valley national cycle route which meanders its way along the River and down into Cannon Hill Park and along to the city centre.

SUMMARY

- Conveniently Located Two Bedroomed Terraced Residence
- Two Spacious Reception Rooms
- Modern Fitted Kitchen with integrated fridge/freezer, dishwasher, washing machine, tumble dryer, microvave, oven, five burner hob and extractor fan
- Bright Breakfast/Sun Room with Bi-folding doors opening onto the rear garden
- Ground Floor WC
- Two Good-Sized Bedrooms to the First Floor
- Contemporary First Floor Bathroom comprising; Walk-In Shower, Bath, Wash Basin and WC
- Attractive Rear Garden with Patio Seating Area and Lawned Space
- Very well situated for transport links and the amenities, bars and restaurants of the award winning Stirchley Village
- AVAILABLE WITH NO UPWARD CHAIN

DATA

Tenure: The Agent understands the property is Freehold

Council Tax Band: B

Heating and Glazing: Gas Fired Central Heating and UPVC Triple Glazing



ACCOMMODATION

GROUND FLOOR

Vestibule

Lounge:
11'11" (3.63) (max) 8'2" (2.5) (min) x 11'2" (3.4) (max) 7' (2.13) (min)excluding bay window

Dining Room:
11'10" x 12'2" (3.6m x 3.7m)

Kitchen/Breakfast Room:
6'7" x 23'3" (2m x 7.09m)

WC:
4'5" x 2'7" (1.35m x 0.79m)

FIRST FLOOR

Landing:
with loft access

Bedroom One:
12' x 11'3" (3.66m x 3.43m)with fitted wardrobes

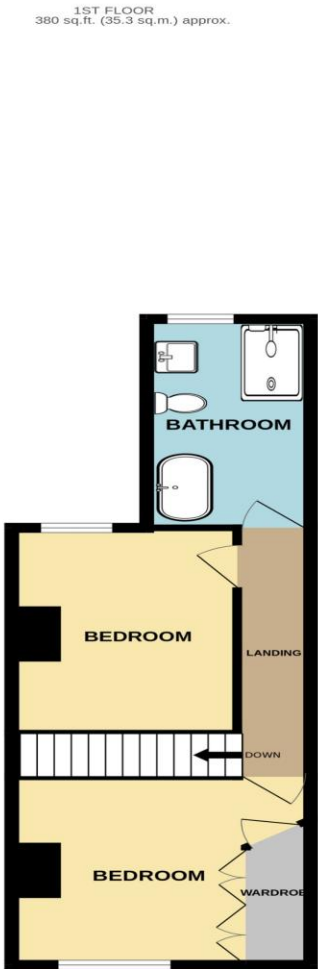
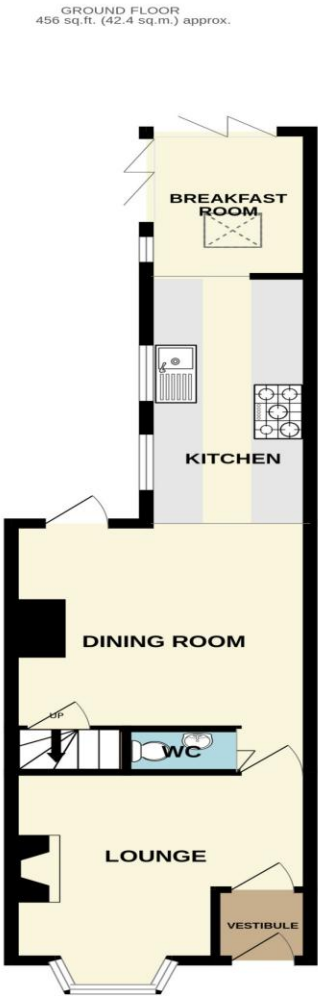
Bedroom Two:
9' x 12'4" (2.74m x 3.76m)

Bathroom:
6'7" x 12'5" (2m x 3.78m)

OUTSIDE

Shallow Fore Garden

Rear Garden





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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