



Caddick Road, BIRMINGHAM B42 2RJ

welcome to

Caddick Road, BIRMINGHAM

TWO BEDROOM SEMI-DETACHED HOMEPERFECT FOR FIRST TIME BUYERS AND SMALL FAMILIES***LOUNGE WITH FEATURE LOG BURNER***CONSERVATORY***DRIVEWAY FOR TWO CARS***GARAGE TO REAR OF THE GARDEN***VIEWING HIGHLY RECOMMENDED***

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge Diner

Double glazed window to front, feature log burner, gas central heating radiator

Kitchen

Wall and base units, integrated oven, hob and extractor, plumbing for washing machine, sink and drainer, pantry cupboard, and double glazed window to rear. Lean to of kitchen

Conservatory

French doors to rear garden

Bedroom 1

Double glazed window and gas central heating radiator

Bedroom 2

Double glazed window and gas central heating radiator

Bathroom

Shower over bath, hand wash basin, wc, double glazed frosted window and heated towel rail.

Rear Garden

Paved to lawn, access to garage and access road to the rear of garden

Garage

Electrics and lights installed





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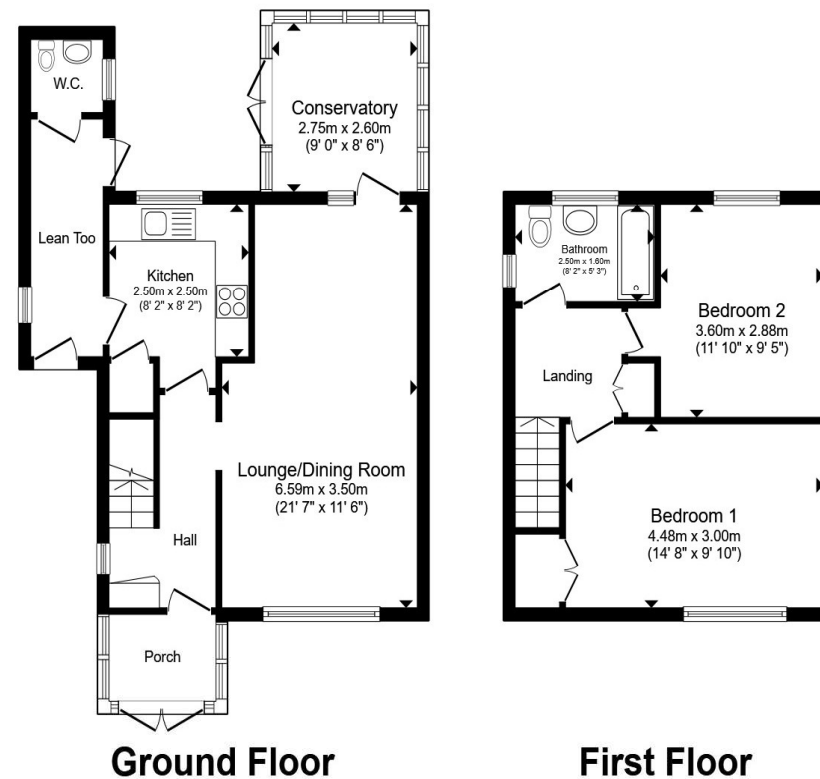
- Well-Presented Two Bedroom Semi-Detached Home
- Near to Schools, Transport Links and Amenities
- Sought-After Road in Great Barr
- Driveway and Garage
- Large Double Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£220,000



Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
GRB112968 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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