



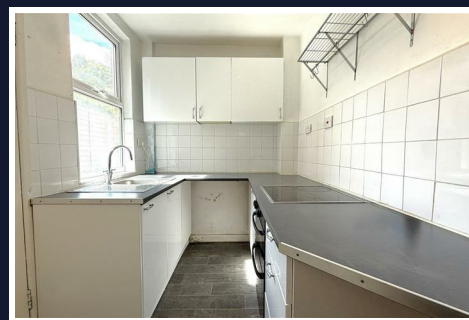
10 Cotteridge Road

Cotteridge, Birmingham, B30 3AZ

Offers Over £195,000



NO UPWARD CHAIN – TWO BEDROOM PERIOD TERRACE WITH EXCELLENT POTENTIAL! An excellent opportunity to purchase this two bedroom period terrace home on a popular road close to the amenities of Cotteridge and Stirchley, as well as Kings Norton and Bournville train stations. Ideal for first-time buyers, investors or those looking for a project, the accommodation briefly comprises two reception rooms, kitchen, two bedrooms, first floor bathroom and rear garden. Conveniently located for highly regarded local schools, parks and transport links. Viewing highly recommended.



Approach

The property is approached via a low-level front boundary wall and a low-maintenance fore garden, with a blue engineering brick pathway leading to a composite front entrance door with a frosted double glazed window above.

Front Reception Room

12'08" x 11'06" (3.86m x 3.51m)

Having a central heating radiator, double glazed bay window to the front aspect, ceiling light point, feature exposed brick chimney breast with recess, built-in meter cupboard and an arched walkway leading through to the rear reception room. There are also double opening doors to an understairs storage cupboard and bi-folding doors opening into:

Rear Reception Room

11'11" x 11'05" (3.63m x 3.48m)

With central heating radiator, double glazed window to the rear aspect, ceiling light point, stairs rising to the first floor landing and door opening into:

Kitchen

9'01" x 6'02" (2.77m x 1.88m)

Fitted with a matching selection of white wall and base units, space and plumbing for a washing machine, integrated four-ring electric hob, integrated oven and grill, stainless steel sink and drainer with hot and cold mixer tap, tiling to splashbacks, ceiling light point, central

heating radiator, wooden exterior door to the garden and double glazed window to the side aspect.

First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing, with two ceiling light points, central heating radiator, loft access point with pull-down ladder — loft not inspected — and internal doors opening into:

Bedroom One

11'06" x 10'10" (3.51m x 3.30m)

With double glazed window to the front aspect, partial cornicing to ceiling, central heating radiator and built-in double wardrobes to the alcoves.

Bedroom Two

11'11" x 8'05" (3.63m x 2.57m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and over-stairs storage area.

Bathroom

6'03" x 8'09" (1.91m x 2.67m)

Accessed from the landing via a step down, the bathroom comprises a panelled bath with glass shower screen, electric shower over and hot and cold mixer tap, pedestal wash hand basin with hot and cold mixer tap, low flush push-button WC, fully tiled walls, wood-effect laminate flooring, ceiling light point, central heating radiator, frosted double glazed window to the

rear aspect and wall-mounted boiler cupboard housing an Ideal combination boiler.

Rear Garden

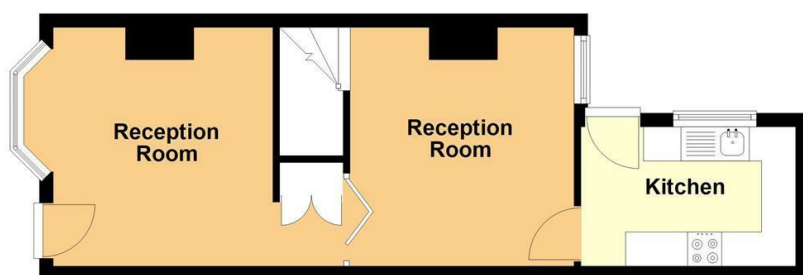
The rear garden has a slabbed side return leading to a rear patio area, with a shared neighbouring right of access path. The main garden is laid mainly to mature lawn, with a selection of plants and shrubs, rear shed, rear wooden access gate and boundaries finished with a mixture of brick wall and panel fencing.



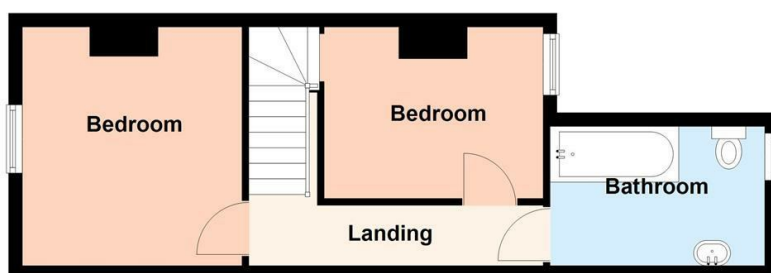


Floor Plan

Ground Floor



First Floor



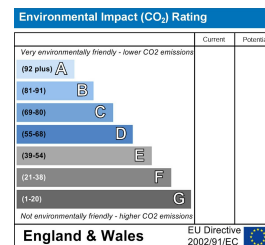
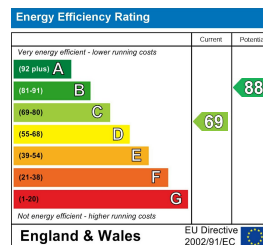
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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