

**A THREE BEDROOM INNER TERRACE HOME
IN POPULAR LOCATION**



**78 FRANCES ROAD
COTTERIDGE
BIRMINGHAM
B30 3DX**

- Excellent location close to Cotteridge and Stirchley
- Two living rooms
- Kitchen and spacious ground floor bathroom
- Three bedrooms
- Rear garden
- No upward chain

Offers around £195,000

A traditional three bedroom terrace home in Cotteridge close to all local amenities, good transport links into the City and beyond, close to Cotteridge School and access to Cotteridge Park. The house offers potential for a first time buyer or investor to upgrade and improve to create a modern home. Being sold with no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with a shallow enclosed front garden with walling leading to the entrance door. A hardwood panelled front door opens to :-

FRONT LIVING ROOM 12' 4" (into bay) x 11' 1" with double glazed bay window to the front, radiator and laminate flooring, door to:-

REAR RECEPTION ROOM 11' 1" x 11' 0" entered by a lobby with Store Cupboard under the stairs, window to the rear, radiator, doors to the stairs and kitchen.



KITCHEN 9' 0" x 5' 11" window to the side, fitted with a range of base units with work surface over, stainless steel single drainer sink, gas cooker point, appliance space, wall cupboards, tiled splashbacks and floor and door to bathroom.

SPACIOUS BATHROOM/ WC with a suite of panel bath with thermostatic mixer shower over, pedestal wash basin, low level WC, tiled floor, radiator and two double glazed windows with obscure glass. Wall mounted 'Vokera' gas fired central heating boiler.



FIRST FLOOR

Landing area with doors off to:-

BEDROOM ONE 11' 2" x 11' 1" with a double glazed window to front, built in store/ wardrobe and radiator.

BEDROOM TWO 11' 0" x 8' 1" with a double glazed window to rear, radiator and built in storage cupboard leading off.

BEDROOM THREE 9' 0" x 5' 11" with radiator and double glazed window.



OUTSIDE

SIDE UTILITY AREA 8' 10" x 4' 10" with plumbing for a washing machine and door to the rear garden.

REAR GARDEN an enclosed rear garden area with paved patio, lawn and fencing to boundaries.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC 'D65'

COUNCIL TAX Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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. 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 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.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.