



£250,000 None

Cotford Road, Birmingham

Terraced House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to present for sale this lovely presented and extended three-bedroom family residence situated on Cotford Road, B14. This property comprises of a Living Room, Dining Kitchen, Downstairs W.C, Three Bedrooms, Family Bathroom, Off Road Parking and Rear Garden.

## Main Particulars

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This family home is conveniently located which enjoys a range of excellent amenities close by including a good selection of retail facilities and regular bus services providing access to Birmingham City Centre, Solihull Town Centre and surrounding areas. There are also a range of good nursery, primary and secondary schools within the catchment area of the property.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station

If you are purchasing for investment purposes we feel you would achieve £1200 per calendar month

Full Details:

Ground Floor Accommodation:

- This extended property is situated in this popular location and set behind a driveway offering off road parking.
- Living Room to front aspect with double glazed window, central heating radiator, laminate flooring and feature fireplace.
- Spacious Family Dining Room/Kitchen is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets, inset sink and drainer unit with mixer tap, integrated cooker with induction hob and extractor hood over, integrated fridge freezer and dishwasher. Open understairs storage area with space for washing machine, a downstairs W.C and UPVC doors opening out onto rear garden.

First Floor Accommodation:

- Three good size bedrooms to the first floor all with double glazed windows and central heating radiators.
- Family Bathroom comprising of a close coupled W.C, pedestal wash hand basin and bath with shower over.

Outside:

- Rear garden with paved patio area, garden laid to lawn with timber shed to rear and fencing to boundaries.

The boiler is situated in the Dining Kitchen and was installed in 2022.

New windows fitted throughout the property in 2022.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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