

**8 Devon Road, Bearwood, Smethwick,
B67 5EJ**

**Offers in the Region Of
£340,000**



- Two Storey Four Bedroom Mid Terrace Home
- Requiring Some Updating
- Spacious Kitchen and Pantry
- EPC Rating: D
- Two Reception Rooms
- Re-Fitted Bathroom with Separate Shower Cubicle

A two storey FOUR BEDROOM mid terrace home WITH GARAGE in a HIGHLY DESIRABLE LOCATION.

Viewings VITAL to appreciate size and location on offer. Requiring some updating but benefiting from UPVC double glazing, combi gas central heating and potential to extend/develop (subject to planning and building regulation consents), this ideal family home comprises; front driveway, hallway, two reception rooms, kitchen, spacious pantry, built in garage, four bedrooms, re-fitted first floor bathroom with separate shower cubicle and landscaped rear garden.

Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

E

EPC Rating

TBC

ACCOMMODATION

Location

The property is set back behind a front driveway and fore garden off Devon Road between Beechwood Road and Harborne Road, near Hagley Road West (A456) in a highly popular residential location, conveniently situated;

- Circa. 0.8 miles from Bearwood Road High Street.
- Circa. 2.8 miles from Rowley Regis Train Station.
- Circa. 3.2 miles from Five Ways Train Station
- Circa. 4.3 miles from Birmingham City Centre.

Description

A traditional two storey mid terrace dwelling constructed circa. 1920s/1930s of brick wall construction surmounted by a pitched roof providing well laid out accommodation in need of updating.

The majority of external windows are uPVC frames with sealed double-glazed units and the property has a gas fired central heating system with radiators in all principal rooms which runs from a 'British Gas' gas boiler located in the bathroom.

The property offers scope and potential to extend and develop, subject to appropriate planning permission and building regulation consents.

Accommodation

Please refer to the floor plan for room measurements.

Ground Floor

Hallway, front reception room, rear reception room, pantry, kitchen, built in garage.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (double), bedroom four (single), modern bathroom with shower cubicle and WC.

Outside

Front – Fore garden and driveway
Rear - Garden

Availability

The property is offered with no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales

0121 247 4747

sales@cottons.co.uk

Auctions

0121 247 2233

auctions@cottons.co.uk

Property Management

0121 247 2030

property@cottons.co.uk

Landlords Property Insurance

0121 247 2030

insurance@cottons.co.uk

Residential Lettings

0121 247 2299

lettings@cottons.co.uk

Commercial Sales & Lettings

0121 247 4747

commercial@cottons.co.uk

Energy Performance Certificates

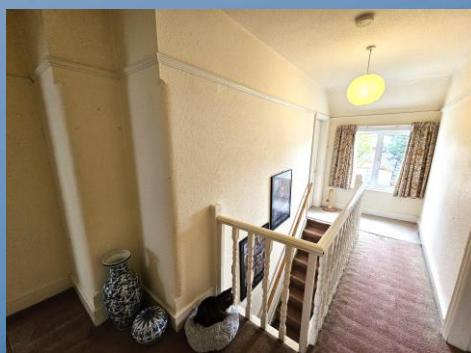
0121 247 2299

epc@cottons.co.uk

RICS Valuation Surveys

0121 247 4747

sales@cottons.co.uk

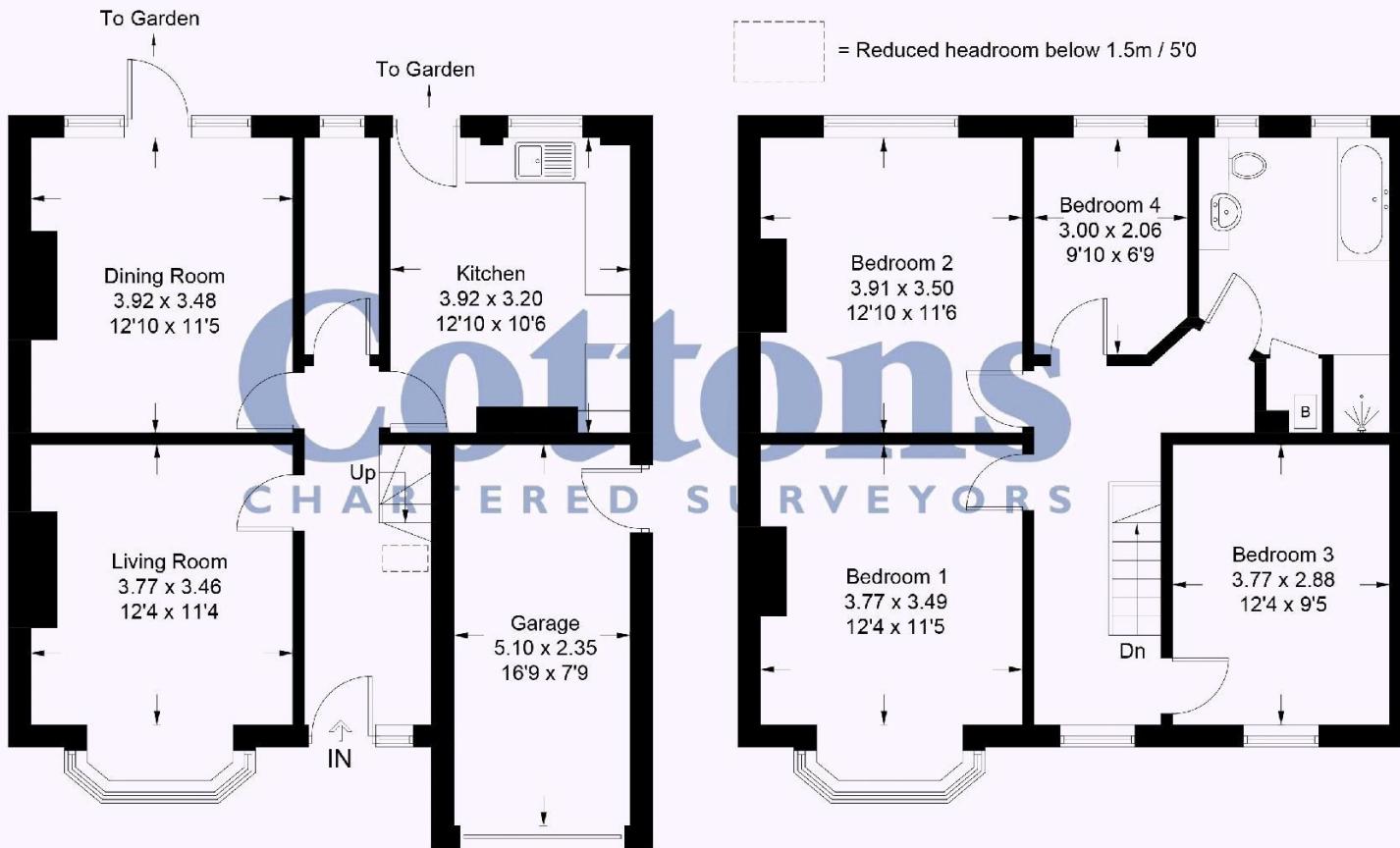


Cottons Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

CONSUMER PROTECTION REGULATIONS 2008. Cottons Chartered Surveyors have 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

8 Devon Road

Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft
(Including Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1132356)

This plan is for illustration purposes only
and may not be to scale or representative
of the property.

0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West
Midlands, B17 8DL
domalley@cottons.co.uk