

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- NO UPWARD CHAIN
- THREE BEDROOM DETACHED HOME
- OFF ROAD PARKING
- CONSERVATORY
- GARAGE
- SPACIOUS GARDEN

Farndon Way, Erdington, Birmingham, B23 5XU

£275,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green and Company are pleased to offer for sale this three bedroom detached home in a quiet cul-de-sac within a much sought after estate on the Erdington/Sutton Coldfield Border with no upward chain. The location affords an easy commute into both Sutton Coldfield and Birmingham Centres as well as giving great access to Chester Road Railway Station which is a short bike ride away. Local schooling includes Oasis Academy Short Heath, Story Wood School, St Margaret Mary RC Junior and Infant School, Court Farm Primary School and Twickenham Primary School.

The accommodation comprises inner porch, lounge, kitchen, large conservatory, three bedrooms and a bathroom. Further benefits include central heating, double glazing, driveway, garage and generous rear garden.

PORCH 3' 2" x 2' 10" (0.97m x 0.86m)

LIVING ROOM 18' 8" x 10' 8 max" (5.69m x 3.25m) Having double glazed bay window, ceiling light and power points.

KITCHEN 9' 2" x 18' 6" (2.79m x 5.64m) Having a range of wall and base units, cooker, wash basin, double glazed window, double glazed French door, ceiling lights, power points and double glazed sliding doors to conservatory.

CONSERVATORY 12' 8" x 20' 10" (3.86m x 6.35m) Having double glazed windows, double glazed velux window, two double glazed French doors, ceiling spotlights and power points.

LANDING Providing access to all three bedrooms and bathroom.

BEDROOM ONE 14' 2" x 9' 11" (4.32m x 3.02m) Carpeted and having double glazed window, ceiling light and power points.

BEDROOM TWO 10' 11" x 9' 11" (3.33m x 3.02m) Carpeted and having double glazed window, ceiling light and power points

BEDROOM THREE 8' 8" x 8' 4" (2.64m x 2.54m) Carpeted and having double glazed window, ceiling light and power points

BATHROOM 9' 4" x 5' 7" (2.84m x 1.7m) Tiled throughout and having bath, walk in shower, wash basin, double glazed window and low level wc.

OUTSIDE The property has a driveway providing off road parking for multiple vehicles and to the rear is a spacious garden with a patio area.

Council Tax Band D - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 9 Mbps. Highest available upload speed 0.5 Mbps.  
Broadband Type = Superfast. Highest available download speed 47 Mbps. Highest available upload speed 12 Mbps.  
Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

