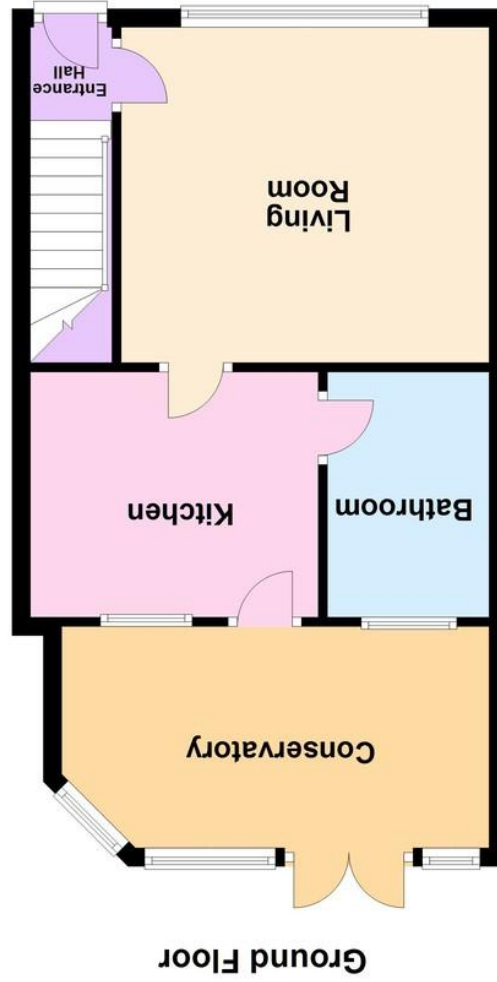
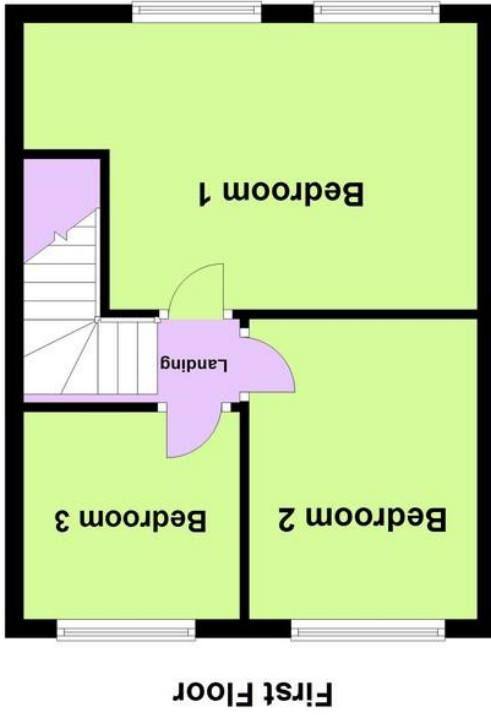
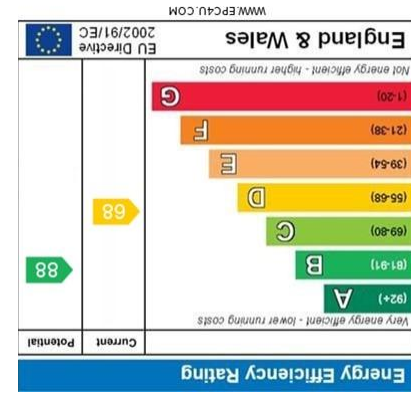


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- THREE BEDROOM MID TERRACE HOUSE
- LARGE REAR GARDEN
- DOWNSTAIRS BATHROOM
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- ON ROAD PARKING

Sheddington Road, Erdington, Birmingham, B23 5ED

£225,000

## Property Description

We are excited to bring to market this wonderful three bedroom terraced home on Sheddington Road. The property is very well placed with regard to local amenities including commuting, shops and schools. This is a well presented three bedroom home with large rear garden and a patio area for all of your furniture needs. The property in brief comprises of ; Entrance hallway, living room, kitchen, bathroom, conservatory and the upstairs benefits from three double bedrooms. Please call us now to book your viewing.

**ENTRANCE HALL** With stairs leading off and door leading to :-

**LIVING ROOM** 12' x 13' 2" (3.66m x 4.01m) Having ceiling lights, power points, TV point, radiator and double glazed window.

**KITCHEN** 8' 9" x 10' 4" (2.67m x 3.15m) Having a range of wall and base units, gas hob, electric cooker, fridge/freezer, ceiling light, power points and door leading to conservatory and the bathroom.

**BATHROOM** 8' 10" x 5' 9" (2.69m x 1.75m) Walk-in shower, low level wc, wash basin, bath, window and radiator.

**CONSERVATORY** 7' 11" x 15' 4" (2.41m x 4.67m) Having double glazed windows through to the rear garden, double glazed French doors, radiator and power points.

**FIRST FLOOR LANDING** Having access to bedrooms.

**BEDROOM ONE** 10' 3" x 13' 3" (3.12m x 4.04m) Carpeted, ceiling light, fitted storage, radiator, double glazed windows.

**BEDROOM TWO** Ceiling light, double glazed window, radiator, power points.

**BEDROOM THREE** 7' 10" x 10' 3" (2.39m x 3.12m) Ceiling light, radiator, double glazed window.

**OUTSIDE** The property sits behind a block paved front garden and at the rear is a two tiered garden with a patio area.

Council Tax Band B - Birmingham

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 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 69 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area -Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

