

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fantastic opportunity to acquire this well presented four bedroom detached home situated in a quiet cul de sac within a highly sought after location. The property comprises spacious lounge, dining room, kitchen, conservatory, downstairs WC with four bedrooms three with built in wardrobes, separate shower and integral garage. Within 0.8 mile of St Mary & St Margarets Primary school, 1 mile from Parkhall Academy, 0.8 mile from The Heart of Castle Bromwich and good transport links to Birmingham Airport, Resorts World and motorways. Do not miss out on the great opportunity. Call Green and Company now to view your future home.

Approached via the quiet cul de sac to driveway for multiple vehicles entering into porchway with tiled floor and entering.

LOUNGE 18' 9" x 11' 8" (5.72m x 3.56m) Having feature lighting, radiator, stone effect fireplace and hearth, window to front, door to dining and stairs to first floor.

DINING ROOM 10' 0" x 8' 10" (3.05m x 2.67m) Having laminate flooring, feature lighting, radiator, patio to conservatory and opening to kitchen.

KITCHEN 9' 9" x 8' 8" (2.97m x 2.64m) Having window to rear, radiator, extractor, gas hob, double oven, understairs storage, spotlights, vinyl flooring, refitted kitchen units.

CONSERVATORY 10' 11" x 8' 9" (3.33m x 2.67m) Having tiled floor, blinds, lighting, radiator and french doors onto garden.

HALLWAY Off kitchen into WC with vanity unit, vinyl floor, splash back and radiator.

GARAGE With up and over door with electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR With doors to bedrooms one, two, three, four, bathroom, airing cupboard and side window.

BEDROOM ONE 12' x 9' 3" to wardrobe (3.66m x 2.82m) With window to front, radiator and built in wardrobe.

BEDROOM TWO 9' 5" to wardrobe x 8' 5" (2.87m x 2.57m) Having window to rear, radiator, wardrobe and window blind.

BEDROOM THREE 8' 6" x 8' 1" (2.59m x 2.46m) Having window to front and radiator.

BEDROOM FOUR 8' 9" to wardrobe x 6' 11" (2.67m x 2.11m) Having window to rear, radiator, window blind and wardrobe.

BATHROOM Having bath, vanity unit, WC, vinyl flooring, window to side, spot lighting, opening to separate shower tiled shower cubicle with mixer shower.

REAR GARDEN Is well maintained with block paved patio area, artificial grass, lawned area, tendered borders and space for shed also with side access.

Council Tax Band E - Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for O2, limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps. Broadband Type = Superfast Highest available download speed 66Mbps. Highest available upload speed 18Mbps. Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps. Networks in your area - Openreach, Virgin Media

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

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.

