



## Property Description

\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\* Green and Company are pleased to bring to market this lovely three bedroom semi detached home. This property is perfect for someone looking for their first family home as it has the advantage of having three well sized bedrooms, a spacious garage for storage and a wonderful living area, with doors leading into the conservatory for those wanting extra space. The property has a low maintenance garden and off road parking to the front. Please call us now to book your viewing.

HALL 5' 11" x 5' 7" (1.8m x 1.7m)

LOUNGE 10' 4" x 16' (3.15m x 4.88m) Having radiator, ceiling light, French doors into conservatory and power points.

KITCHEN 14' 3" x 7' 11" (4.34m x 2.41m) Having a range of wall and base units, ceiling light and power points.

CONSERVATORY 9' 6" x 9' 9" (2.9m x 2.97m) Having double glazed windows and French door out to the rear garden.

LANDING Providing access to all bedrooms and bathroom.

BEDROOM ONE 10' 4" x 16' (3.15m x 4.88m) Having radiator, double glazed window, ceiling light and power points.

BEDROOM TWO 11' 6" x 9' 5" (3.51m x 2.87m) Having radiator, double glazed window, ceiling light and power points.

BEDROOM THREE 14' 2" x 6' 4" (4.32m x 1.93m) Having radiator, double glazed window, ceiling light and power points.

BATHROOM 5' 8" x 5' 8" (1.73m x 1.73m) Having a bath with overhead shower, wash basin and low level w.c.

OUTSIDE The property benefits from having a driveway providing off road parking for cars and at the rear is a low maintenance garden with a patio area.

GA RAGE 18' x 7' 8" (5.49m x 2.34m) Having ceiling lights, power points and an up and over door.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

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

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

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area - 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

### WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991