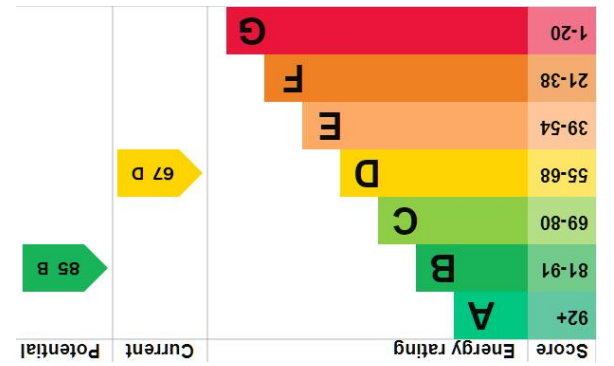


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp.



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.



Castle Bromwich | 0121 241 1100

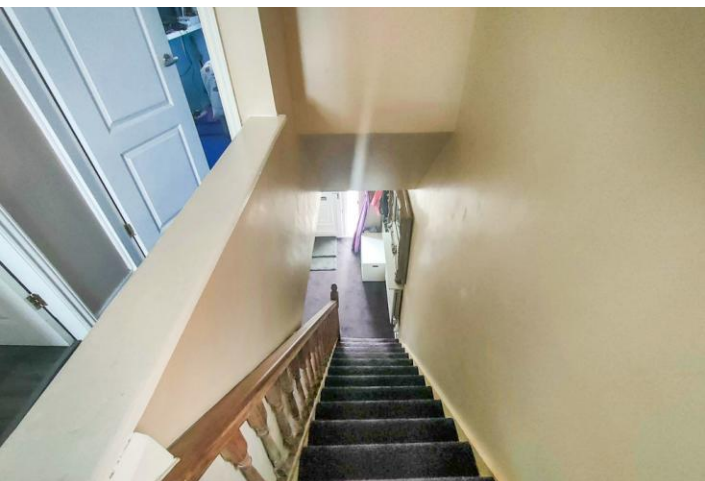
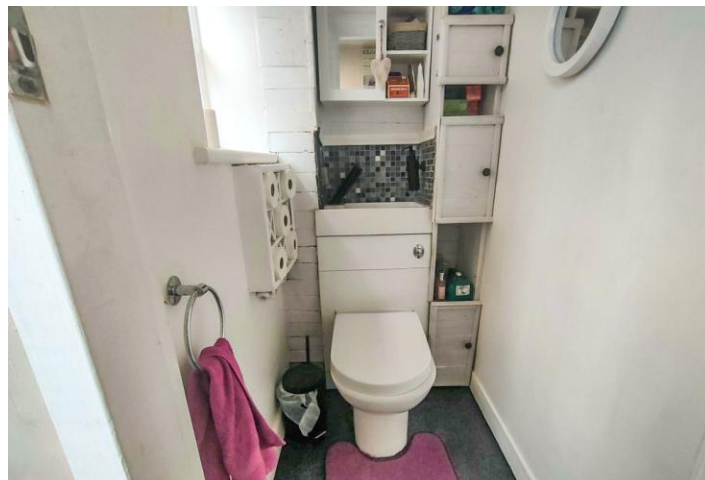


- OPEN PLAN LOUNGE DINER
- REFITTED KITCHEN
- DOWNSTAIRS WC
- SEPARATE GARAGE
- THREE DOUBLE BEDROOMS
- BLOCK PAVED DRIVEWAY



Timberley Lane, Shard End, Birmingham, B34 7EN

Guide Price £250,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Timberly Lane is a very well presented three bedroom semi detached property in a prime location within 0.1 mile of nearest school, Timberley Academy, Lea Hall Station is 1.3 mile and local shops and amenities are 0.5 mile. THIS PROPERTY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED! The property in brief comprises of; open plan lounge, kitchen diner area, separate garage and three double bedrooms, parking for multiple vehicles.

Accessed via Block paved driveway for multiple vehicles and doorway into:-

**HALL** Being a spacious hallway consisting of radiator, under stairs storage, stairs to landing, door to WC, door to lounge and door to side entry.

**LOUNGE** 18' 4" x 12' 2" (5.59m x 3.71m) Having laminate flooring throughout the lounge kitchen area, wall lights, Radiator and window to front, open plan into:-

**KITCHEN/DINER** 18' 6" x 9' 5" (5.64m x 2.87m)max Having refitted kitchen with a selection of wall, base and tall units, wood effect worktop with upstands, induction hob, double oven, extractor, integrated dishwasher, spotlights, space for washing machine and tumble dryer.

**WC** Having sliding door access, WC with sink and tap and double glazed window to side.

**LANDING** Having doors to all bedrooms and bathroom.

**BEDROOM ONE** 16' 1" x 12' 1"max 9' 7" min(4.9m x 3.68m max 2.92m max) Having laminate effect wooden flooring, double glazed window to front, ceiling fan and radiator.

**BEDROOM TWO** 12' 1" x 11' 9" (3.68m x 3.58m) Having double glazed window to rear, ceiling fan, vinyl flooring and radiator.

**BEDROOM THREE** 11' 8" max x 8' 8" (3.56m x 2.64m) Having double glazed window to front, ceiling fan and radiator.

**BATHROOM** Having vinyl flooring, tiled splash backs, radiator, a white suite comprising; panel bath with shower attachment over, pedestal wash hand basin, WC, double glazed window to rear and airing cupboard housing boiler.

**OUTSIDE** To the rear is an enclosed garden having paved patio area, lawn area, side access and garage to the rear of the garden.

**GARAGE** Unmeasured. Separate garage with secure access off side road. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

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.

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