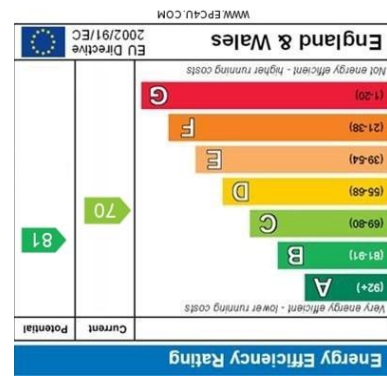


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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.



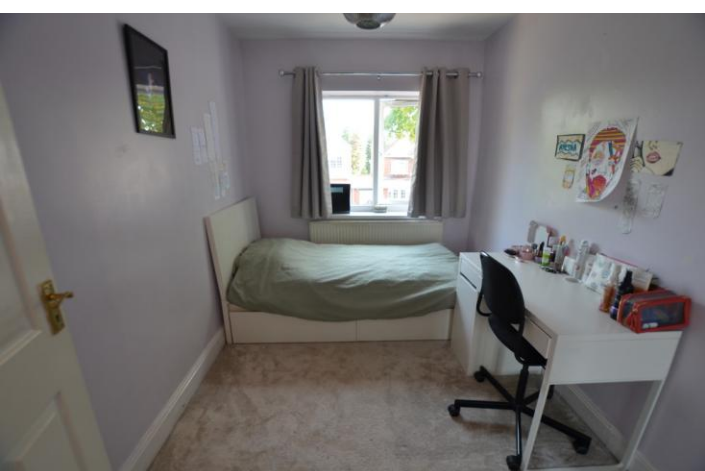
Great Barr | 0121 241 4441



- Extended Family Home
- Three Reception Rooms
- Kitchen & Utility
- Five Bedrooms
- Well Maintained Rear Garden
- Ample Off-Road Parking

Cherry Orchard Road, Handsworth Wood, B20 2LA

Offers Over £430,000



## Property Description

This EXTENDED FAMILY HOME is ideally located for good school catchment, shops and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of porch, reception hall, sitting room, lounge, kitchen, dining room, utility and wet room. On the first floor there are five bedrooms and a family bathroom. Outside there is a well maintained garden to the rear whilst to the front there is ample space for off-road parking. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. Call Green & Company to arrange your viewing.

APPROACH having a block paved drive providing ample space for off-road parking.

PORCH having uPVC double glazed door with matching sides.

HALLWAY having light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

SITTING ROOM 14' 0" (max.) x 10' 6" (4.27m x 3.2m) having double glazed window to front elevation, light points, power points, central heating radiator and glazed doors opening to lounge.

LOUNGE 22' 7" x 10' 7" (max.) (6.88m x 3.23m) having light points, power points, two central heating radiators and uPVC double glazed sliding doors opening to rear garden.

KITCHEN 17' 9" (max.) x 14' 1" (max.) (5.41m x 4.29m) having double glazed window to rear elevation, light points, power points, central heating radiator, a range of wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances, door to utility and uPVC double glazed door opening to rear garden.

UTILITY having light point, power points, space for appliances, doors off to wet room and dining room.

DINING ROOM 16' 3" x 7' 4" (4.95m x 2.24m) having double glazed window to front elevation, light point, power points and central heating radiator.

WET ROOM having light point, heated towel rail, wash hand basin, low flush w/c and shower.

FIRST FLOOR LANDING having light point, power points and doors off to all rooms.

BEDROOM ONE 14' 0" (max.) x 10' 7" (4.27m x 3.23m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM TWO 14' 0" (max.) x 10' 7" (4.27m x 3.23m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 17' 3" x 7' 1" (5.26m x 2.16m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM FOUR 10' 5" x 7' 5" (3.18m x 2.26m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM FIVE 6' 7" x 4' 7" (min.) (2.01m x 1.4m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to rear elevation, light points, a matching suite comprising of panelled bath, wash hand basin, low flush w/c, heated towel rail and complimentary tiling to splashbacks.

### OUTSIDE

REAR GARDEN having paved, decked and lawned areas surrounded by an array of shrubs/plants with access to a outbuilding.

OUTBUILDING having double glazed door/windows with power and lighting.

COUNCIL TAX BAND C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 43 Mbps. Highest available upload speed 8 Mbps.

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

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.

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.

### 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.

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Please note that all measurements are approximate.