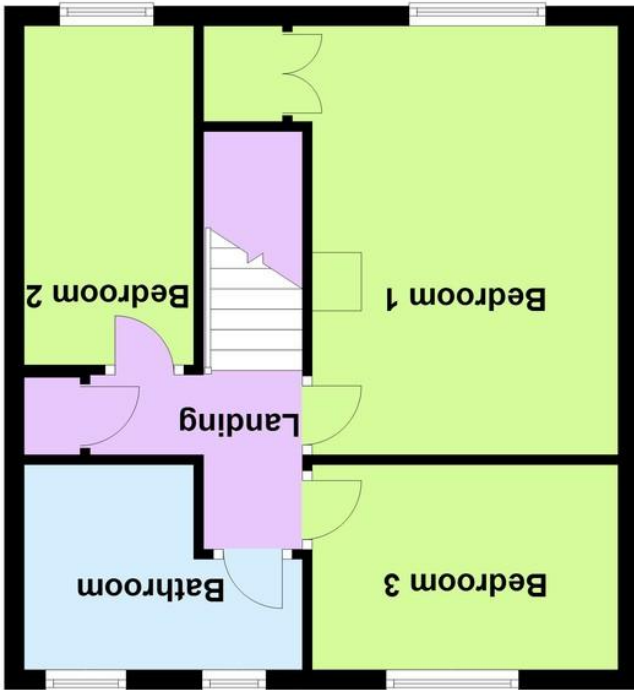
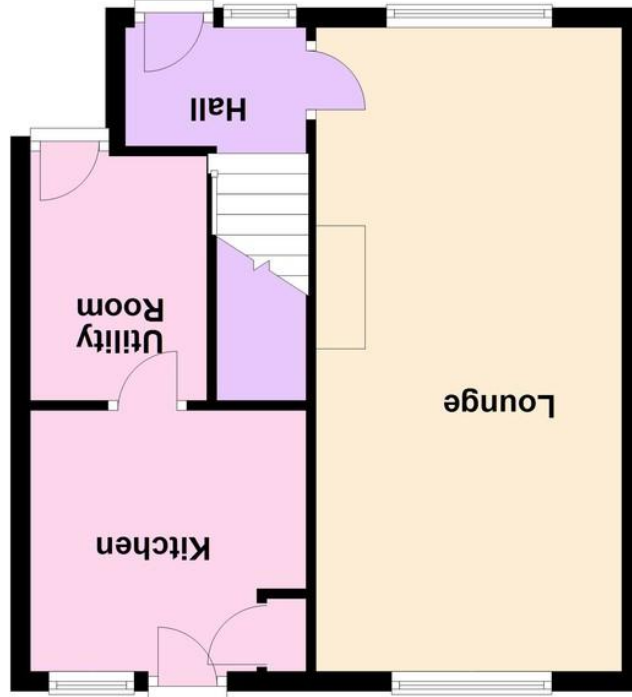


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

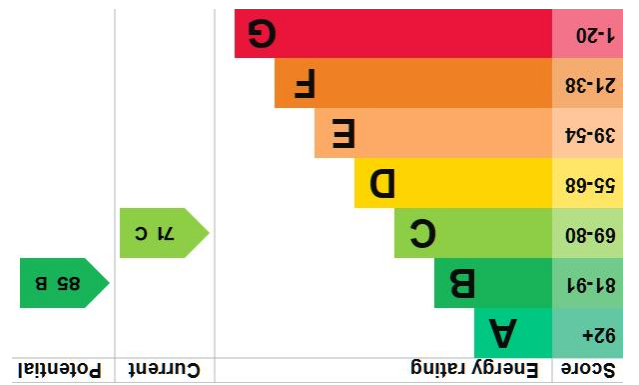


First Floor



Ground Floor

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.



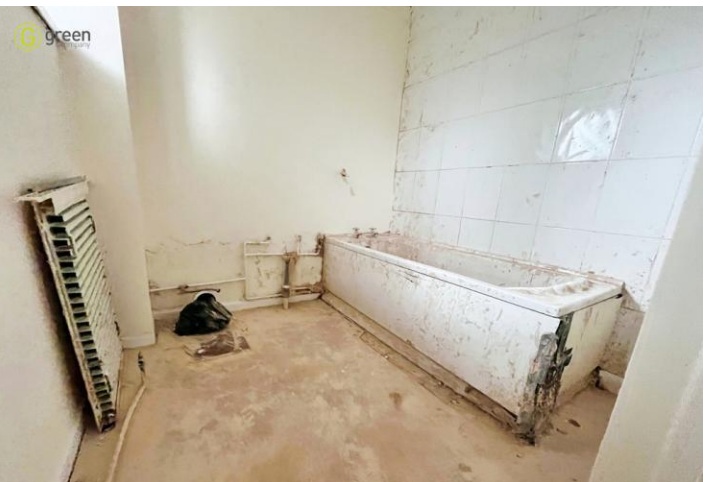
Great Barr | 0121 241 4441



- END TERRACED HOUSE IN NEED OF FINISHING
- NO CHAIN
- THROUGH LOUNGE
- KITCHEN
- UTILITY
- 3 BEDROOMS

Ashcroft Grove, Handsworth Wood, Birmingham, B20 3WG

Offers Over £180,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Well placed close to local shops and excellent for commuting to Birmingham City Centre and universities, this 3 bed end terraced house needs finishing but offers a good opportunity for buyers.

ENTRANCE HALL With double glazed front door.

THROUGH LOUNGE 21' 6" x 10' (6.55m x 3.05m) With double glazed windows to front and rear.

KITCHEN 8' 9" x 9' 3" (2.67m x 2.82m) With double glazed exterior door and window, sink unit, basic units, cupboard housing gas central heating boiler and door through to:-

UTILITY ROOM 6' 1" x 6' 4" (1.85m x 1.93m) With double glazed door to front porch area.

FIRST FLOOR LANDING With access to loft and airing cupboard.

BATHROOM With two double glazed windows and bath.

BEDROOM ONE 14' 6" x 10' (4.42m x 3.05m) With double glazed window to front.

BEDROOM TWO 5' 9" x 11' 4" (1.75m x 3.45m) With double glazed window to front.

BEDROOM THREE 6' 9" x 10' (2.06m x 3.05m) With double glazed window to rear.

OUTSIDE Gardens to the front and rear together with pathway and access along the left hand boundary.

AGENTS NOTE Although there is a central heating boiler and radiators in the house they are not currently connected.

Council Tax Band A Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps.

Highest available upload speed 1 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.

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 241 4441