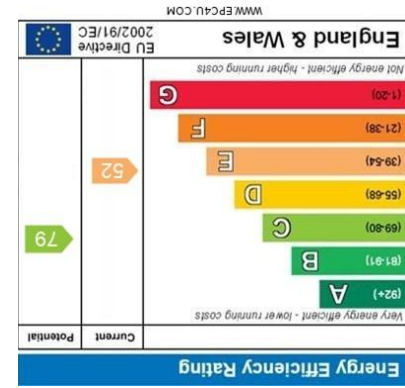


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- LARGER STYLE FAMILY HOME
- GENEROUS REAR GARDEN
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CHAIN FREE
- CENTRAL HEATED



Hampton Road, Aston, Birmingham, B6 6AB

Offers in the region of  
£247,500



## Property Description

A three bedroom Victorian property with a host of original features located in Aston, close to Birmingham City Centre and very good motorway links, numerous schools and shops and facilities in the local area. In brief the property has small front garden leading to:-

**HALLWAY WITH INTERNAL PORCH** Having original tiles and stairs leading up to first floor and radiator in hallway.

**LOUNGE** 12' 3" excluding the bay x 13' 4" (3.73m x 4.06m) Having gas fire and surround, double glazed bay window to the front elevation, two radiators, opening through to:-

**SECOND RECEPTION ROOM** 12' 2" x 11' 8" (3.71m x 3.56m) Having gas fire and surround, doors leading out to the garden.

**DINING ROOM** 11' 10" into recess x 9' (3.61m x 2.74m) Double glazed window to the side elevation and radiator.

**KITCHEN** 5' 1" x 9' 1" (1.55m x 2.77m) Double glazed window to rear, door leading out to the garden, wall and base units, sink with two taps and tiles over.

**FIRST FLOOR LANDING** Having under stairs storage and radiator.

**BEDROOM ONE** 12' 4" x 17' 7" max (3.76m x 5.36m) Two double glazed windows to front elevation, gas fire and surround and two radiators.

**BEDROOM TWO** 11' 7" x 12' 2" (3.53m x 3.71m) Having double glazed window to the rear elevation, radiator and fireplace.

**FAMILY BATHROOM** 11' 6" x 8' 11" (3.51m x 2.72m) Having double glazed window to the side, pedestal wash basin, tiled splash backs, bath with hand held shower over, wc and radiator.

**SECOND FLOOR LANDING** Skylight and doors to the dark room and third bedroom.

**BEDROOM THREE** 12' 4" x 11' 8" (3.76m x 3.56m) Double glazed window to the front elevation.

**DARK ROOM** 6' 7" x 11' 10" (2.01m x 3.61m)

**REAR GARDEN** Having a number of out-buildings, mostly laid to the lawn and having covered area to the rear of the property.

Council Tax Band B - Birmingham City Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

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.

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