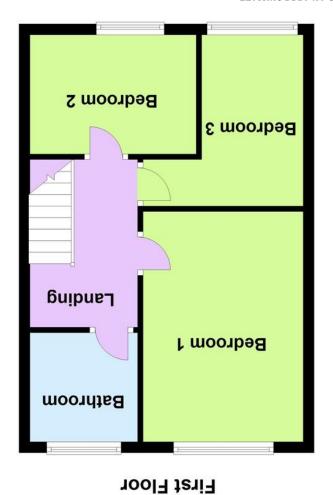
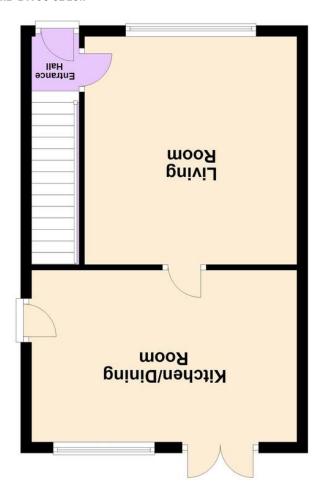






## NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



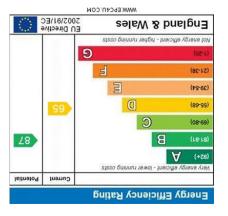


\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

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.

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



**Ground Floor** 

Boldmere | 0121 321 3991







- •THREE BEDROOM END TERRACE HOME
- •CLOSE TO LOCAL AMENITIES
- •GREAT TRANSPORT LINKS
- DRIVEWAY
- GARDEN
- •NO ONWARD CHAIN



















## **Property Description**

We are excited to bring to market this wonderful three bedroom end of terraced home on Broomhill Road. The property is very well placed with regard to local amenities including commuting, shops and schools. This is a well presented three bedroom home with spacious rear garden and a patio area for all of your furniture needs. The property in brief comprises of; Entrance hallway, living room, kitchen/dining room and the upstairs benefits from three double bedrooms and family bathroom. Please call us now to book your viewing.

ENTRANCE HALL Providing access to living room and stairs leading off.

LIVING ROOM 13'8" x 12' 9" ( $4.17 \,\mathrm{m}\,\mathrm{x}$  3.89m) Having laminate flooring, double glazed window, ceiling light, power points and radiator.

KITCHEN/DINER 10' 4"  $\times$  16' 2" (3.15m  $\times$  4.93m) Having a range of wall and base units, double glazed window, double glazed French double doors leading to the rear, ceiling lights, power points, cooker and radiator.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 13' 11" x 9' 7" (4.24m x 2.92m) Having double glazed window, ceiling light and power points.

BEDROOM TWO 7'2"x 9' 10" (2.18m x 3m) Having double glazed window, ceiling light, power points, radiator.

BEDROOM THREE 10' 3" x 6' 1" (3.12m x 1.85m) Having double glazed window, ceiling light, power points and radiator.

FAMILY BATHROOM 6'3"  $\times$  6'3" (1.91m  $\times$  1.91m) Having a bath with overhead shower, low level wc, wash basin, double glazed window and ceiling light.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.

Broadband Type = Superfast. Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Openreach

 $\label{fixtures} \mbox{FIXTURES AND FITTINGS as per sales particulars.}$ 

## 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