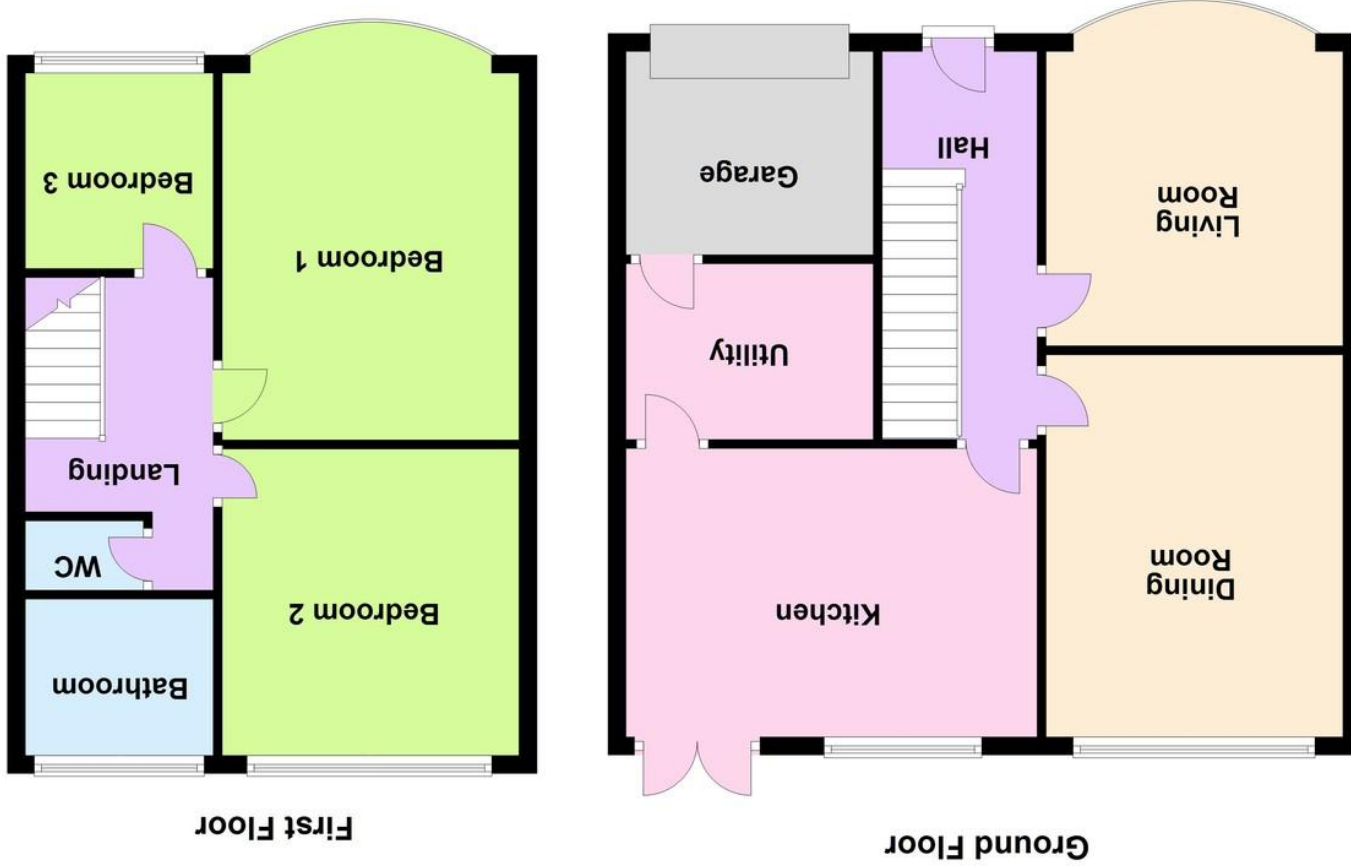


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- DRIVEWAY
- SPACIOUS GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Enstone Road, Erdington, Birmingham, B23 5SD

£290,000



Property Description

Green and Company are happy to bring to market this wonderful three bedroom semi detached home on Enstone Road, benefitting from having double bedrooms and two spacious reception rooms this is a must view. This lovely home is situated in a popular location and having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. Please give us a call now to book your viewing!

ENTRANCE HALL 13' 3" x 5' 8" (4.04m x 1.73m) Providing access to living room, dining room, kitchen and stairs leading off.

LIVING ROOM 15' 5" max x 10' 10" (4.7m x 3.3m) Having a double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 14' x 10' 10" (4.27m x 3.3m) Having double glazed bay window, radiator, ceiling light and power points.

KITCHEN 10' 3" x 15' (3.12m x 4.57m) Having a range of wall and base units, double glazed window, double glazed French doors, radiator, ceiling light and power points.

UTILITY 6' 5" x 7' 4" (1.96m x 2.24m)

FIRST FLOOR LANDING Provides access to all three bedrooms, bathroom and separate w.c.

BEDROOM ONE 15' 5" max x 10' 1" (4.7m x 3.07m) Carpeted, having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 13' 7" x 10' 11" (4.14m x 3.33m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 7' 2" x 6' 8" (2.18m x 2.03m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 6" x 7' 1" (2.29m x 2.16m) Having double glazed window, bath with overhead shower, wash basin, heated towel rail and ceiling lights.

SEPARATE WC 2' 6" x 4' 2" (0.76m x 1.27m) Having low level w.c.

Council Tax Band C - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property := 23 5SD

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast. Highest available download speed 70 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.

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991