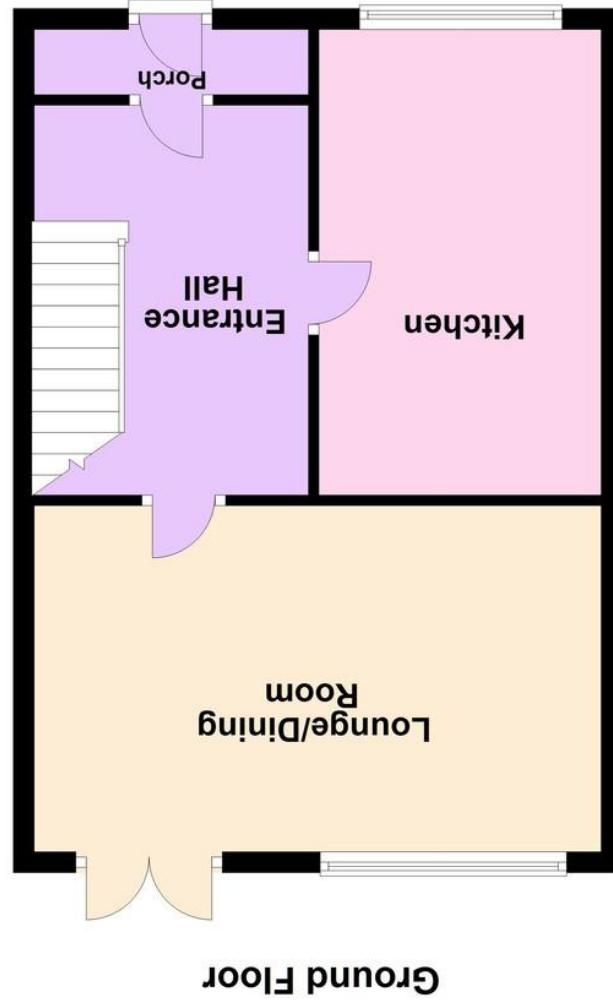
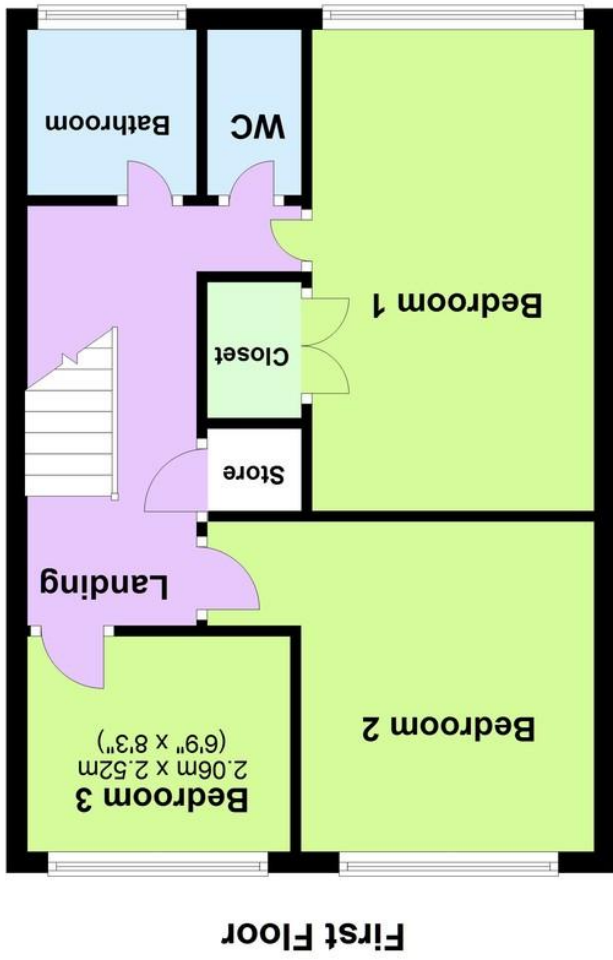
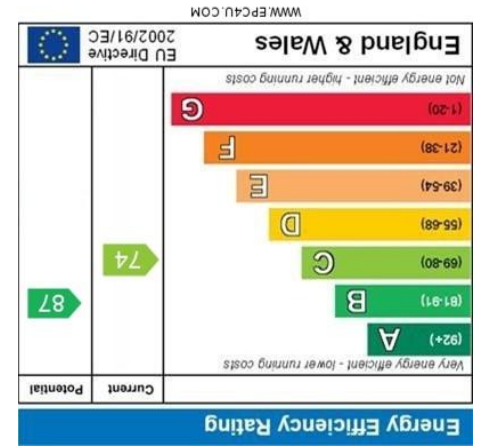


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 TERRACED HOME
- SPACIOUS LIVING AREA
- GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY

Baldmoor Lake Road, Erdington, Birmingham, B23 5QB

£220,000



Property Description

Green and Company are happy to bring to market this wonderful three bedroom terraced home, benefitting from having two double bedrooms and a large living area 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 12' 3" x 8' 7" (3.73m x 2.62m) Having access to kitchen, lounge and stairs to first floor.

LOUNGE 10' 10" x 17' 11" (3.3m x 5.46m) Having double glazed window, double glazed French door, radiator, ceiling light and power point.

KITCHEN 14' 7" x 8' 10" (4.44m x 2.69m) Having double glazed window, a range of wall and base units with work surfaces over, wash basin, radiator, ceiling light and power points.

FIRST FLOOR LANDING Having access to bedrooms, bathroom and separate WC.

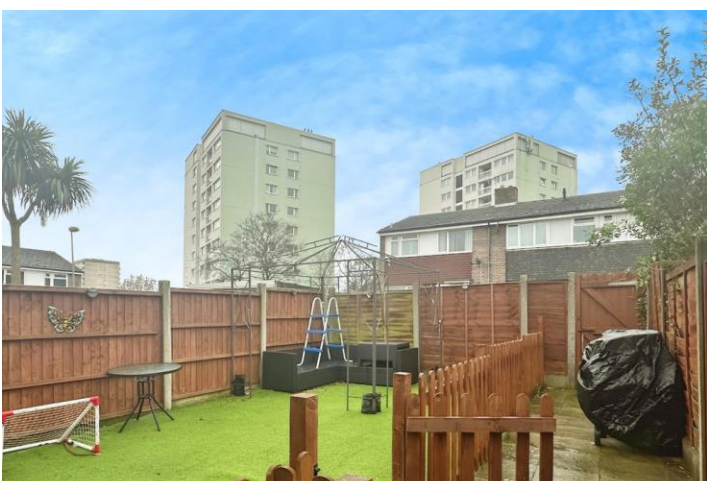
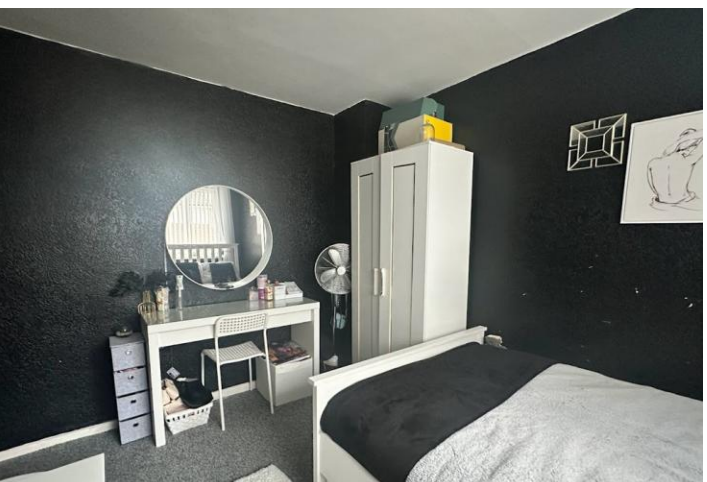
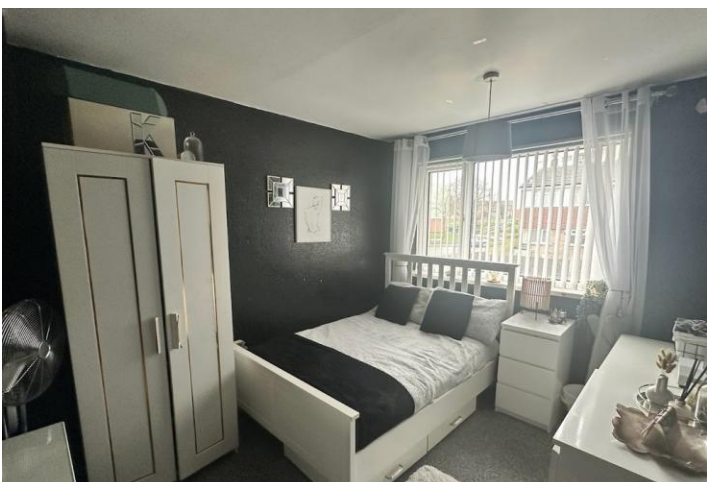
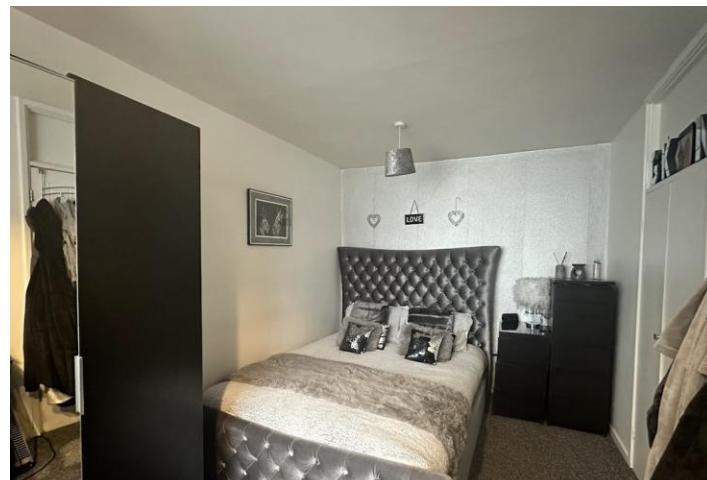
BEDROOM ONE 15' 1" x 8' 10" (4.6m x 2.69m) Carpeted and having double glazed window, fitted storage, radiator, ceiling light and power points.

BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 8' 3" x 8' 5" (2.51m x 2.57m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 11" x 5' 7" (1.8m x 1.7m) Having walk in shower, wash basin, double glazed window and ceiling light.

SEPARATE WC 5' 8" x 2' 7" (1.73m x 0.79m) Having low level WC.



Council Tax Band B Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 41Mbps. Highest available upload speed 8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

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