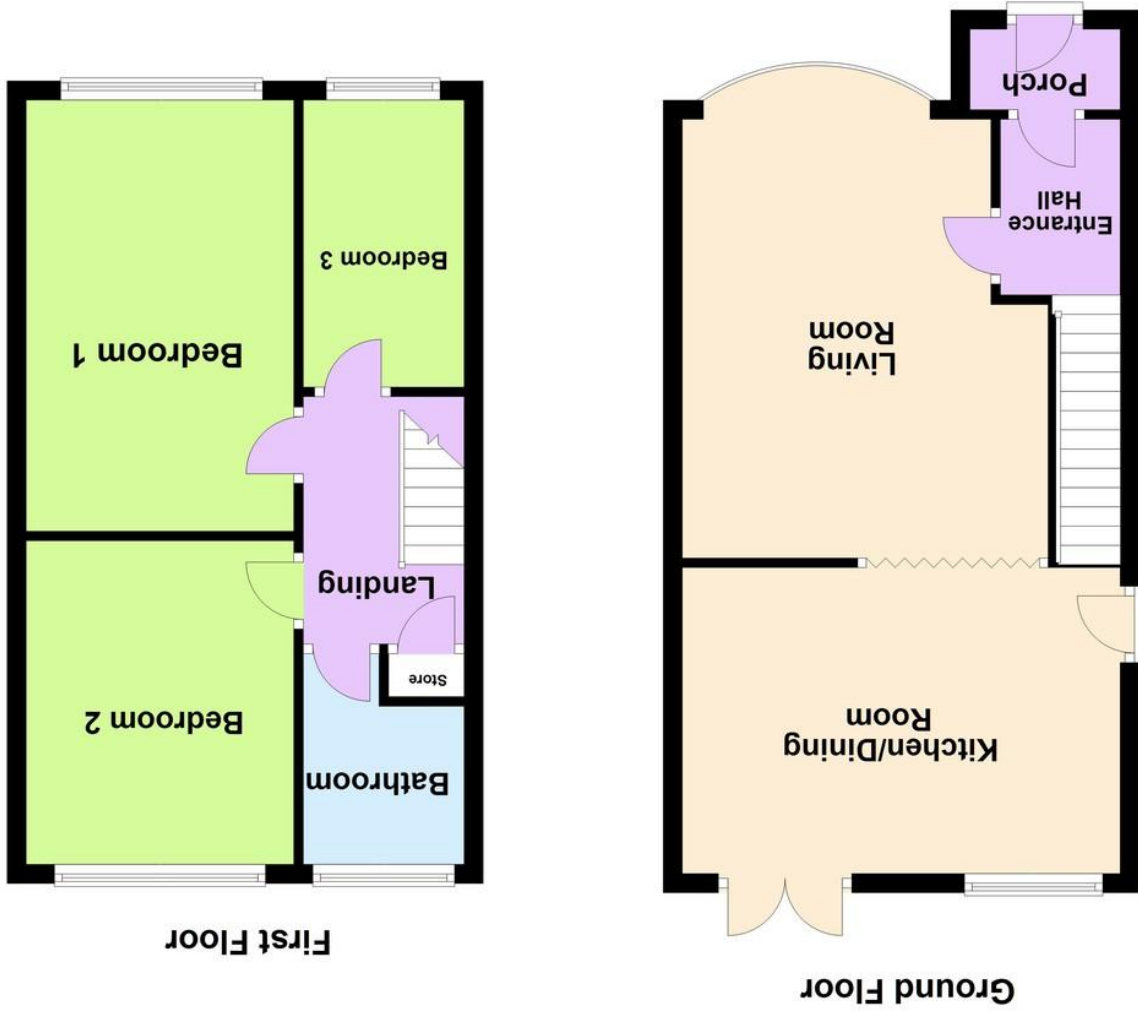
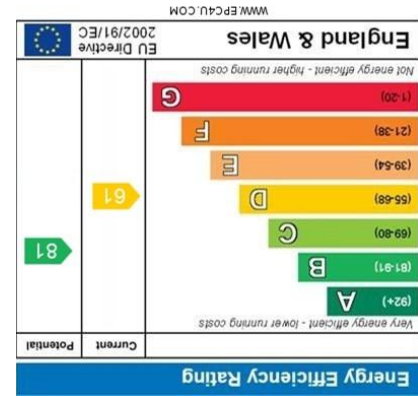


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 DETACHED HOME
- WELL PRESENTED
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- SPACIOUS REAR GARDEN

Farndon Way, Erdington, Birmingham, B23 5XU

£300,000



Property Description

New to market is this amazing three bedroom detached home in Erdington! As you step inside you are greeted by a fresh and modern interior that will make you feel right at home. The spacious living areas are relaxing and make hosting gatherings with friends and family easy. The stylish kitchen is a true highlight, offering all the modern amenities you need. Upstairs, you will find three bedrooms and a family bathroom providing plenty of space for everyone. Don't miss out on this fantastic opportunity to make this beautiful home your own!

HALLWAY 6' 1" x 4' 10" (1.85m x 1.47m) Entrance to the living room and stairs leading off.

LIVING ROOM 15' 1" x 12' 9" (4.6m x 3.89m) Having laminate flooring, double glazed bay window, radiator, ceiling lights and power points.

KITCHEN/DINER 10' 6" x 16' 1" (3.2m x 4.9m) Having laminate flooring, range of wall and base units, walk-in pantry, radiator, double glazed window, double glazed door, French doors, cooker, gas hob, fridge/freezer, dishwasher and wash basin.

FIRST FLOOR LANDING Provides access to all three bedrooms and bathroom.

BEDROOM ONE 14' 10" x 8' 9" (4.52m x 2.67m) Carpeted having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 11' 2" x 9' 5" (3.4m x 2.87m) Carpeted, having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 9' 11" x 7' 1" (3.02m x 2.16m) Carpeted, having double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 6" x 6' 5" (2.29m x 1.96m) Having vinyl flooring, bath with overhead shower, wash basin, double glazed window, radiator and low level wc.

Council Tax Band D - Birmingham City Council

Predicted 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 7 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 48 Mbps. Highest available upload speed 12 Mbps.

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

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