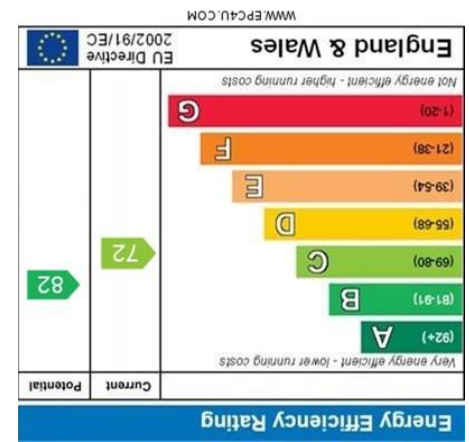


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- Large Extended End-Terraced
- Three Bedrooms
- Conservatory
- En-suite & Family Bathroom
- Open plan kitchen/diner
- Lounge

Brueton Drive, Erdington, Birmingham, B24 9BQ

£300,000





## Property Description

Set in a cul de sac this largely extended three bedroom end terraced property must be viewed to be fully appreciated. The property has superb access to main roads, local amenities and railways and briefly comprises: entrance porch, lounge, kitchen/diner, kitchen, conservatory, three bedrooms, master bedroom having spacious en-suite, family bathroom, low maintenance garden and ample off road parking to the front and side lawned plot. The property also benefits from a newly fitted Worcester Bosch Boiler. In more detail the property comprises:

**ENTRANCE HALL** Having double glazed composite door to front with double glazed windows either side and to sides, down lighting, single radiator, laminate floor and doors to:

**LOUNGE** 25' 05" max x 12' 01" (7.75m x 3.68m) Having double glazed bow window to front, double glazed French doors to garden, two double radiators, electric fire with full marble surround, two ceiling light points with roses and coving.

**KITCHEN/DINER** 13' 10" x 10' 02" (0m x 3.1m) Dining Area: 10" x 10' 02" (0m x 3.1m) Having double glazed bow window to front, double radiator, laminate floor, under stairs storage unit, ceiling light point with rose, coving, two wall lights and door to kitchen

**KITCHEN AREA** 13' 3" x 8' (4.04m x 2.44m) Fitted with a matching range of wall and floor base storage units, double glazed window to rear, double glazed French doors to conservatory, one and a half bowl sink, roll top work surfaces, full tiling to walls, tiled floor, gas and electric cooker point, plumbing for washing machine and dishwasher, two ceiling light points and coving.

**CONSERVATORY** 13' 07" x 11' 04" (4.14m x 3.45m) Being UPVC construction with double glazed windows to rear and side, double glazed French doors to patio, laminate floor and wall light.

**FIRST FLOOR LANDING** Having loft access, two ceiling light points and doors to:

**BEDROOM ONE** 12' 01" x 11' 09" (3.68m x 3.58m) Having double glazed French doors to Juliet Balcony, double glazed window to front, single radiator, loft access, ceiling light point with rose, coving and door to en-suite.

**EN-SUITE** Having double glazed window to rear, double shower cubicle, low level WC, pedestal wash hand basin, extractor fan, full tiling to walls, tiled floor, heated chrome towel rail and ceiling light point.

**BEDROOM TWO** 12' 00" x 10' 02" (3.66m x 3.1m) Having double glazed window to front, double glazed French doors to Juliet Balcony, built-in wardrobes and cupboard over stairs, single radiator, ceiling light point with rose and coving.

**BEDROOM THREE** 10' 00" x 7' 00" into wardrobes (3.05m x 2.13m) Having double glazed window to rear, fitted wardrobes, single radiator, ceiling light point with rose and coving.

**FAMILY BATHROOM** Having double glazed window to rear, panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, full tiling to walls, tiled floor, heated chrome towel rail and ceiling light point.



## OUTSIDE

**REAR GARDEN** There is a low maintenance garden mainly laid to Astro turf, with block paved patio area and gated side access.

**FRONT** There is ample block paved off road parking and a fenced off lawned area, borders with shrubs

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 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 259 Mbps. Highest available upload speed 39 Mbps.

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

Networks in your area - Openreach & Virgin Media.

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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