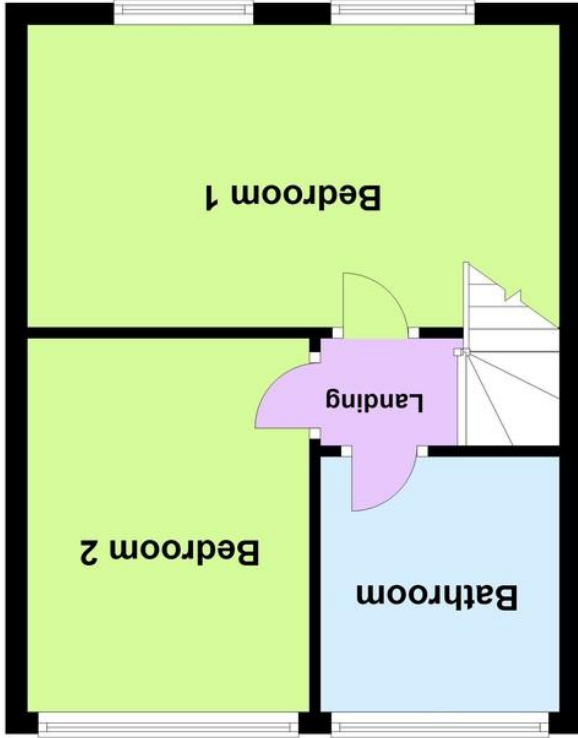
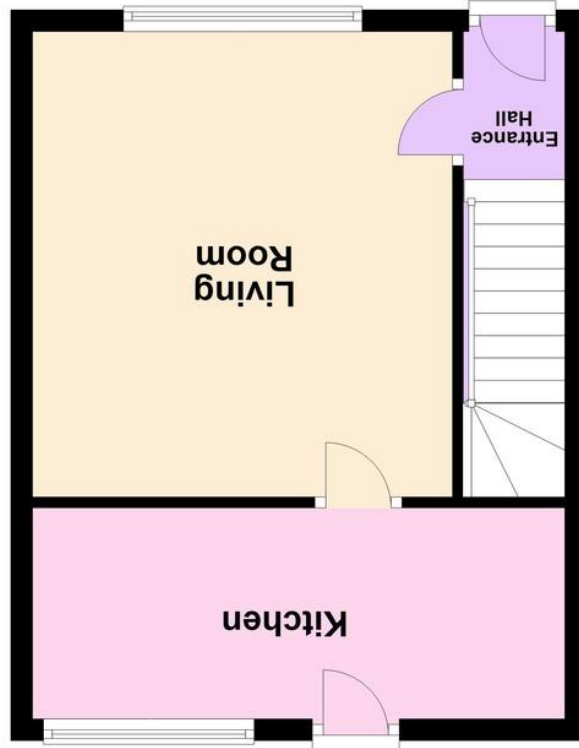


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Energy Efficiency Rating	
Potential	Current
A (92+)	87
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC
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- SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GREAT TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM

Cossington Road, Erdington, Birmingham, B23 5EL

Offers over £180,000



Property Description

This neutrally decorated semi-detached property boasts a spacious master bedroom and a further double bedroom, making it ideal for a small family or professionals looking for extra space. The house features one reception room, perfect for entertaining guests or relaxing after a long day. The property also includes a well-maintained kitchen and a modern bathroom, ensuring a comfortable living experience. Situated in a convenient location with easy access to public transport links and local amenities, this home offers both practicality and comfort. Whether you're commuting to work or enjoying leisure time, you'll find everything you need within reach.

Don't miss the opportunity to make this house your home and enjoy the benefits of semi-detached living. Contact us today to arrange a viewing and experience the appeal of this lovely property firsthand.

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

LIVING ROOM 14' x 12' 8" (4.27m x 3.86m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

KITCHEN 6' 4" x 15' 9" (1.93m x 4.8m) Having a range of wall and base units, double glazed window, double glazed French door, ceiling light, radiator and power points.

LANDING Providing access for both bedrooms and bathroom.

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m) Carpeted and having two double glazed windows, ceiling light, radiator and power points.

BEDROOM TWO 10' 9" x 8' 2" (3.28m x 2.49m) Having double glazed window, ceiling light, radiator and power points.

BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m) Having vinyl flooring, double glazed window, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.



OUTSIDE The property has a driveway to the front providing off road parking and to the rear is a tiered patio area.

Council Tax Band B - 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 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 71 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 - 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

