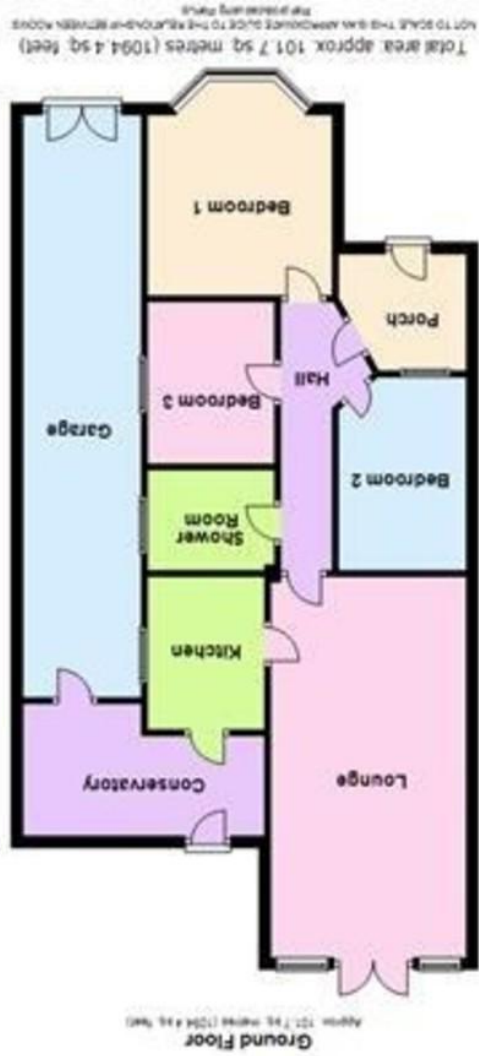


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

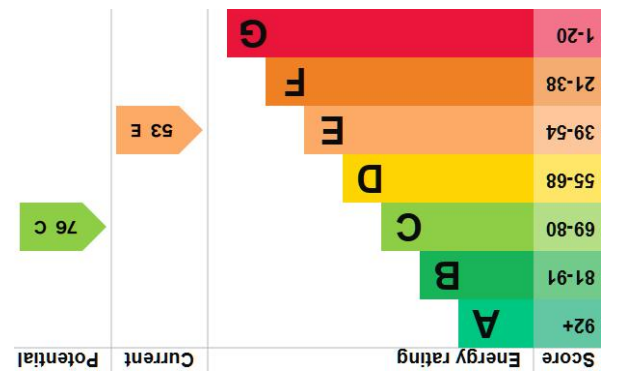
"How does this help me?"

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.



Castle Bromwich | 0121 241 1100



- THREE BEDROOMS
- SPACIOUS LOUNGE
- BEDROOM ONE WITH BAY WINDOW
- CONSERVATORY
- MODERN THROUGHOUT
- PORCH

Heathland Avenue, Hodge Hill, Birmingham, B34 6LT

Offers In Region Of
 £260,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a wonderful opportunity to acquire this modern decorated three bedroomed semi detached bungalow in a desirable location, the property offers driveway, garage, conservatory, three bedrooms, shower room and kitchen as well as room for potential. If you are a first time buyer or looking to downsize this home is for you. Close to local amenities 0.2 mile and good transport links to motorway network. Do not miss out on this home. Call Green and Company to arrange your viewing.

A well presented driveway accessing porch and door into:-

HALL With radiator, doors to bedrooms, lounge, and shower room.

LOUNGE 22' x 11' 4" (6.71m x 3.45m) Is at the rear of the property with French doors overlooking the garden, electric fire, TV and feature lighting.

KITCHEN 8' 9" x 6' 9" (2.67m x 2.06m) With vinyl flooring, sink, wall and base units, tiled splashback, door to conservatory, window to side and gas cooker.

CONSERVATORY 14' max x 7' 8" max (4.27m x 2.34m) With laminate flooring, radiator, blinds, door to rear and door to garage.

SHOWER ROOM Has vinyl flooring, feature radiator, WC, wash basin and vanity unit, quadrant shower cubicle with mixer shower, laminate panels, window to side with blind.

BEDROOM ONE 12' 9" into bay x 10' 9" (3.89m x 3.28m) Situated to the front of the property with bay window with blinds and radiator.

BEDROOM TWO 9' 8" x 7' 5" (2.95m x 2.26m) With window to front with blinds and radiator.

BEDROOM THREE 9' 1" x 7' 9" (2.77m x 2.36m) With window to side with blinds and radiator.



GARAGE 33' 3" x 7' 1" (10.13m x 2.16m) With garage door, shelves, sink and paved flooring. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is well tended with lawn, raised borders, artificial lawn and slate area.

Council Tax Band C Birmingham City Council

Predicted 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 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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

