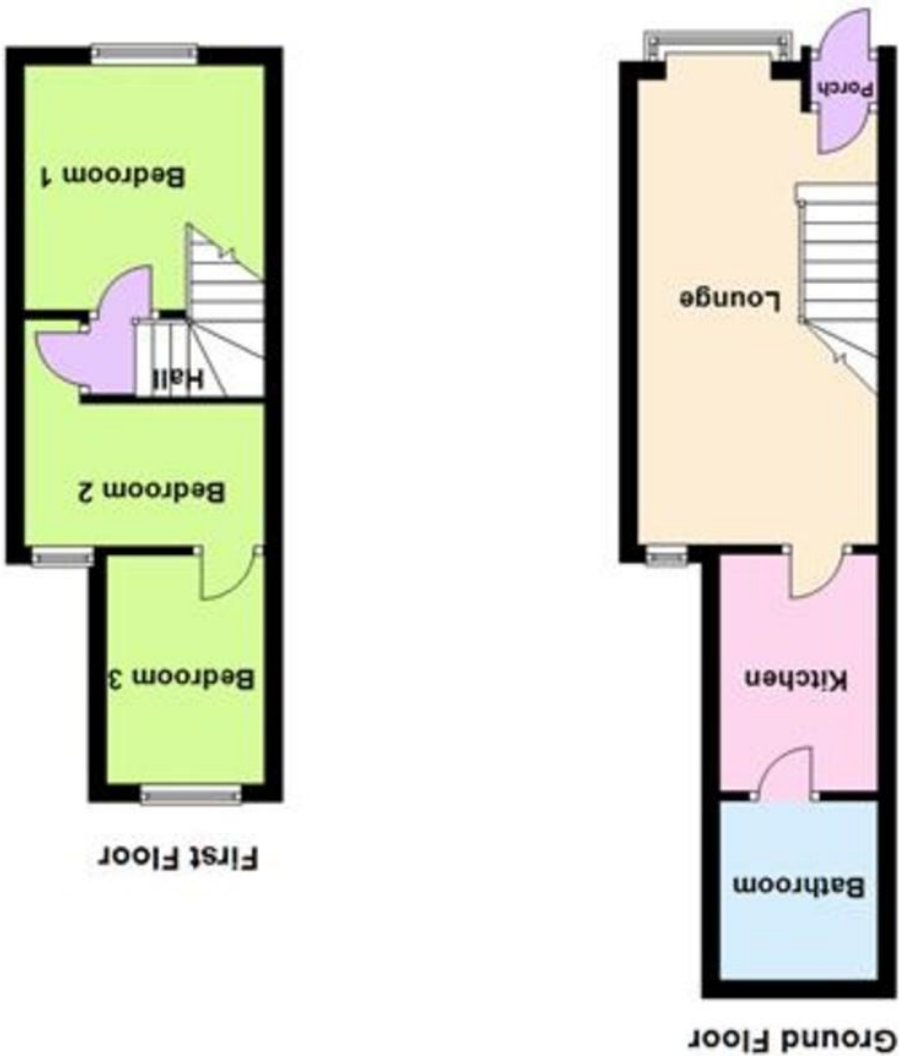


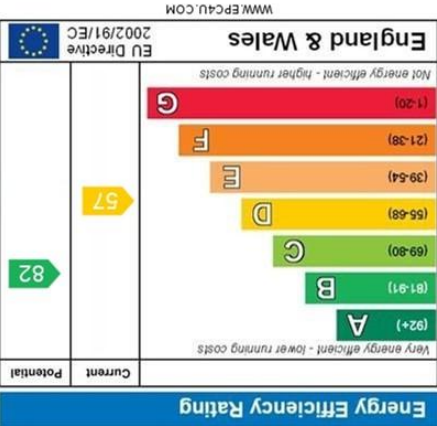
NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Great Barr | 0121 241 4441



- THREE BEDROOMS
- HUGE LOUNGE AREA
- PRIME LOCATION
- NEARBY SCHOOLS
- EPC RATING D
- EXCELLANT TRANSPORT LINKS

Brantley Road, Aston, Birmingham, B6 7DR | Fixed Price Of £165,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Introducing this charming terraced property for sale, located in a vibrant community with excellent public transport links, nearby schools, and a range of local amenities.

This property offers great potential for those looking to modernise and create their dream home. Featuring three bedrooms, including two double bedrooms and a unique interlinking single bedroom, this home is ideal for families or couples seeking a project.

The spacious lounge provides a comfortable area for relaxation and entertainment, perfect for quality time with loved ones. The property boasts a kitchen awaiting your personal touch to transform it into a culinary haven.

With an EPC rating of D and council tax band A, this home offers both energy efficiency and affordability.

Don't miss the opportunity to own a property with such character and potential. Contact us today to arrange a viewing and unleash the possibilities that this property holds.

PORCH With front door into:-

LOUNGE 26' 4" x 10' 11" (8.03m x 3.33m) Having stairs to first floor, bay window to front, window to rear, two ceiling light points, two radiators and door leading into:-

KITCHEN 16' 2" x 6' 4" (4.93m x 1.93m) Having wall and base units, sink, free standing gas cooker, window to side, door to garden and two ceiling light points.

DOWNSTAIRS BATHROOM 10' 0" x 6' 2" (3.05m x 1.88m) Being tiled and having ceiling light point, bath, WC, sink, window to side and storage cupboard housing gas central heating boiler.

LANDING With doors to bedrooms.

BEDROOM ONE 14' 10" x 7' 9" (4.52m x 2.36m) With ceiling light point, radiator and window to front.

BEDROOM TWO INTERLINKING 11' 4" x 10' 11" (3.45m x 3.33m) With window to side, radiator, ceiling light point and storage cupboards.

BEDROOM 3 10' 5" x 5' 10" (3.18m x 1.78m) Having window to rear, radiator and ceiling light point.

OUTSIDE To the rear is a garden with paved patio throughout, garden shed and fence boundaries,

Council Tax Band A 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 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.  
Networks in your area - Virgin Media, Openreach

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.

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 241 4441**