

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



LEGAL READY

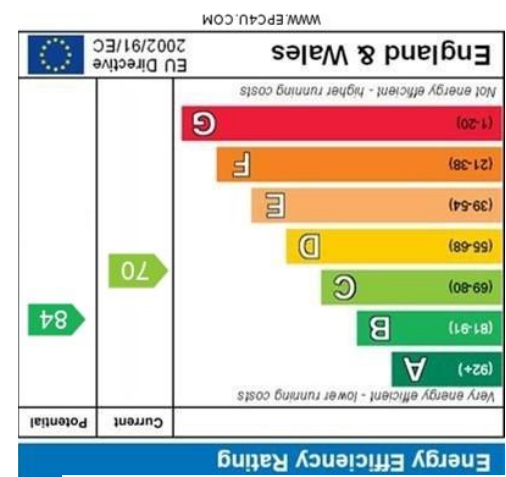
"How does this help me?"

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.



Boldmere | 0121 321 3991



- FOUR BEDROOM END OF TERRACE HOME
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- GARAGE
- EN SUITE



Poppymead, Erdington, Birmingham, B23 5FF | Offers Over £290,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Located in a desirable area, this neutrally decorated end of terrace property is now available for sale. Ideal for families and couples, this charming home boasts two reception rooms, perfect for entertaining guests or relaxing with the family. The property features four well-proportioned bedrooms, offering ample space for a growing family or for guests staying over. Unique features of this property include a garage and a driveway providing off road parking for multiple vehicles. Situated close to public transport links and local amenities, this home offers both convenience and accessibility for its residents.

Whether you're looking for a family home or a cozy space for two, this end of terrace property offers a comfortable and practical living environment. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

ENTRANCE HALL 8' 1" max x 4' 1" max (2.46m x 1.24m)

GUEST WC 6' 6" x 2' 7" (1.98m x 0.79m) Having low level wc, wash basin and double glazed window.

LOUNGE 16' 9" x 13' 9" (5.11m x 4.19m) Carpeted, double glazed window, radiator, ceiling light and power points.

DINING ROOM 13' 9" x 7' 7" (4.19m x 2.31m) Carpeted, double glazed double French doors, radiator, ceiling light, power points.

KITCHEN 9' 6" x 8' 10" (2.9m x 2.69m) Having tiled flooring, range of wall and base units, cooker, gas hob, sink, double glazed window, ceiling light and power points.

UTILITY ROOM 9' 6" x 4' 11" (2.9m x 1.5m) Tiled flooring, base units, sink, double glazed French door.

FIRST FLOOR LANDING Providing access to all four bedrooms and family bathroom.

BEDROOM ONE 13' 5" x 9' 10" (4.09m x 3m) Carpeted, double glazed window, ceiling light, radiator and power points.

EN SUITE 6' 11" x 3' 3" (2.11m x 0.99m) Having walk-in shower, low level wc, wash hand basin, double glazed window.

BEDROOM TWO 10' 10" x 7' 3" (3.3m x 2.21m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 10' 10" x 6' 7" (3.3m x 2.01m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 10' 10" x 7' 3" (3.3m x 2.21m) Carpeted, double glazed window, radiator, ceiling light and power points.

BATHROOM 6' 10" x 6' 9" (2.08m x 2.06m) Having bath, low level wc, wash basin, double glazed window, radiator and ceiling light.

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 5Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 195Mbps. Highest available upload speed 28Mbps.

Networks in your area - Openread

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991