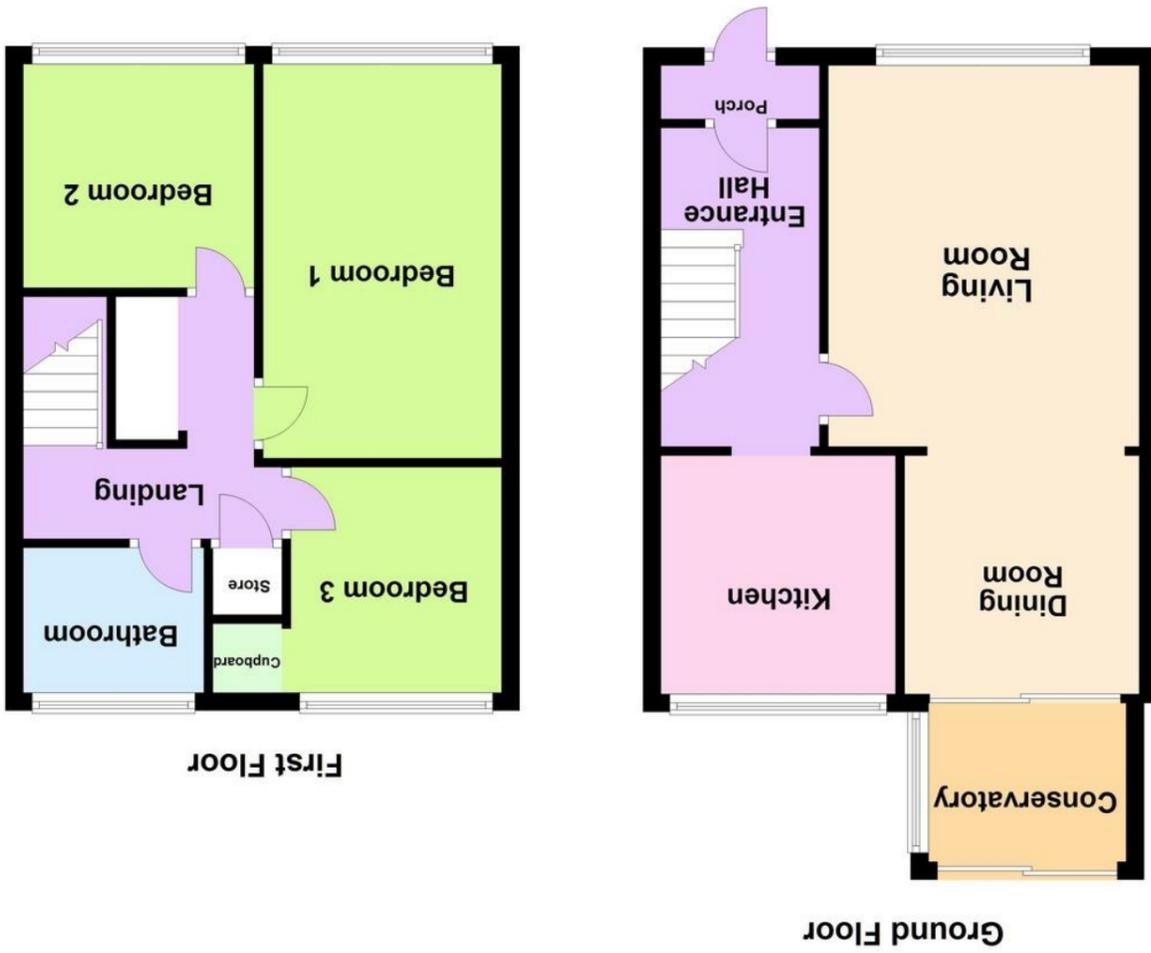
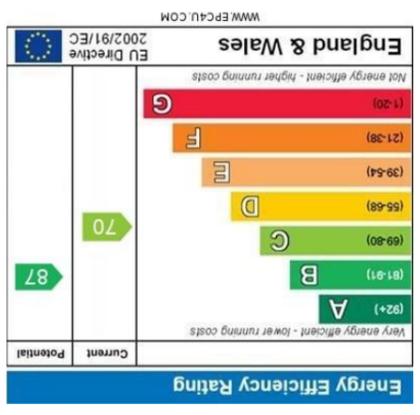


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



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- THREE BEDROOM MID TERRACED HOME
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN LIVING/DINING SPACE
- GARDEN

Lakeside Walk, Erdington, Birmingham, B23 7YT

Asking Price Of
£195,000



Property Description

Located on lakeside walk, this neutrally decorated terraced property is perfect for families and couples looking for a new home. With excellent public transport links and local amenities close by, convenience is at your doorstep. This property boasts three bedrooms, including a spacious master bedroom filled with natural light, ideal for relaxation after a long day. The house also features a well-maintained kitchen, and a welcoming reception room where you can entertain guests or unwind in comfort. Whether you're enjoying family time in the living space or preparing meals in the kitchen, this home offers a warm and inviting atmosphere throughout. The property's layout is designed to cater to your lifestyle needs, providing both communal areas for social gatherings and private spaces for relaxation.

Don't miss the opportunity to make this terraced property your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

ENTRANCE HALL 11' 9" x 5' 10" (3.58m x 1.78m)

LIVING ROOM 14' 1" x 11' 6" (4.29m x 3.51m) Carpeted and having double glazed window, radiator, ceiling light and power points.

DINING ROOM 8' 10" x 8' 8" (2.69m x 2.64m) Carpeted and having double glazed sliding door, radiator, ceiling light and power points.

KITCHEN 8' 10" x 8' 8" (2.69m x 2.64m) Having vinyl flooring, a range of wall and base units, double glazed window, sink, cooker, gas hob, ceiling light and power points.

CONSERVATORY 5' 10" x 7' 4" (1.78m x 2.24m) Part brick construction and having double glazed windows and double glazed sliding doors.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 14' 6" x 8' 10" (4.42m x 2.69m) Carpeted and having double glazed window, ceiling light and power points.

BEDROOM TWO 8' 6" max" x 8' 8" max" (2.59m x 2.64m) Carpeted and having double glazed window, ceiling light and power points.

BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m) Carpeted and having double glazed window, ceiling light and power points.

BATHROOM 5' 5" x 6' 9" (1.65m x 2.06m) Having bath with over head shower, low level w.c, double glazed window, wash basin and ceiling light.

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 28 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 64 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 - 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 321 3991