

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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - low running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	86

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Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI DETACHED
- SEPARATE GARAGE
- CONSERVATORY
- FITTED WARDROBES TO BEDROOM ONE AND TWO
- IDEAL FIRST TIME BUYER HOME



Mullensgrove Road, Kingshurst, Birmingham, B37 6LL

Offers In Region Of  
 £240,000





## Property Description

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

Wonderful opportunity to acquire this spacious three bedroomed semi detached property. Situated in a desirable location and ideally placed for local amenities and transport links. This home is ideal for first time buyers or growing families and has lounge diner, kitchen, conservatory, three bedrooms two of which have fitted wardrobes, shower room and separate wc. The property also benefits from separate garage and well established rear garden. Do not miss out on this fabulous opportunity, Call Green and Company now to arrange your viewing.

Block paved shared drive and paved private drive for multiple vehicles with well tended planted area.

HALLWAY Off porch with radiator, stairs, Under stairs Storage, doors to lounge and kitchen.

LOUNGE DINING ROOM 29' 4" into bay x 11' 9" max 10' 11" min (8.94m x 3.58m) Bay window to front, gas fire, Two Radiators and patio door.

KITCHEN 11' x 7' 4" (3.35m x 2.24m) With tiled flooring, white cottage effect doors and units, electric hob, integrated oven, fridge/freezer, extractor, window to rear with blind, door to rear and radiator.

CONSERVATORY 17' 10" x 7' 6" (5.44m x 2.29m) With French doors to garden, blinds, roof blinds, plumbing for washing machine.

FIRST FLOOR With window to side on landing, doors to bedrooms one, two, three, shower and separate wc.

BEDROOM ONE 16' 5" into bay x 10' 2" to wardrobes (5m x 3.1m) Bay window to front, fitted wardrobes and radiator.

BEDROOM TWO 12' 3" x 9' 11" to wardrobe (3.73m x 3.02m) Having fitted wardrobe, radiator, window to rear.

BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.29m) With window to front, single cupboard, electric heater.

SHOWER ROOM Having tiled floor, tiled walls, vanity unit and sink, window and blind, bidet, shower tray and cubicle, electric Shower, mirror cabinet.

WC Being separate from shower room, with tiled floor, modern wc and window to side.

GARAGE 16' 4" x 8' 2" (4.98m x 2.49m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Well established and well maintained South Facing Garden with

expansive lawn area, trees and shrubs with additional area at bottom of garden.

Council Tax Band C - Solihull

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for Three, O2 and Vodafone, limited availability for EE and data likely available for Three and limited data availability for EE, 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 67 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

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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