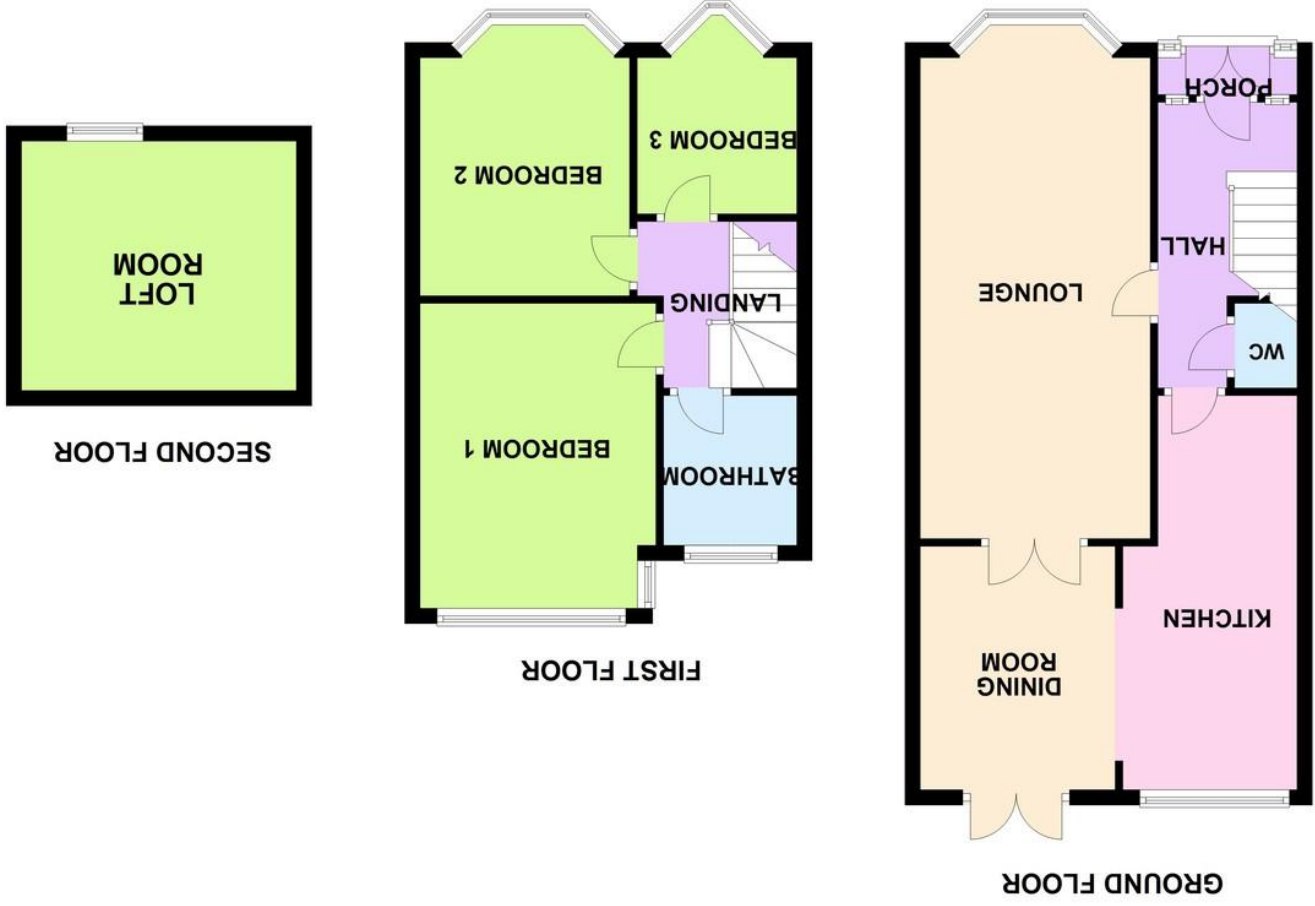


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Boldmere | 0121 321 3991



- EXTENDED THREE BEDROOM SEMI DETACHED
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- GARDEN
- TWO RECEPTION ROOMS
- VIEWING RECOMMENDED

Court Lane, Erdington, Birmingham, B23 5LG

£270,000





## Property Description

Presenting a charming semi-detached home, beautifully positioned in a desirable location with a variety of local amenities and excellent public transport links. The property is in a prime location for families and couples alike due to its close proximity to a selection of reputable nearby schools. The residence is tastefully presented with a neutral décor, providing a blank canvas for prospective homeowners to inject their personal style. The property boasts three well-proportioned bedrooms, offering ample space for relaxation and rest. The heart of the home is the kitchen, designed with functionality in mind, it provides a fantastic space for home cooking. In addition, the property boasts two elegant reception rooms, providing flexible living spaces that can be tailored to suit a variety of needs, whether it be a formal dining area, a cosy living room, or a dedicated workspace. The family bathroom completes the accommodation, providing a tranquil space to unwind and refresh. The property has been meticulously maintained, ensuring a ready-to-move-in experience for the lucky future homeowners.

This is a fantastic opportunity to purchase a serene family home in a thriving community. The property lends itself to those seeking ample living space, a convenient location, and a peaceful residential setting. Whether you are a couple looking for a first home or a family in need of more space, this semi-detached property is an ideal choice.

On sale now, enquire today to avoid disappointment. A viewing is highly recommended to fully appreciate the potential that this delightful home has to offer.

PORCH 2' 4" x 5' 10" (0.71m x 1.78m)

ENTRANCE HALL 11' 10" x 6' (3.61m x 1.83m) Providing access to kitchen, living room, downstairs wc and stairs leading off.

LIVING ROOM 23' 2" x 9' 10" (7.06m x 3m) Having laminate flooring, double glazed bay window, radiator, ceiling light and power points.

KITCHEN 16' 11" x 5' 9" (5.16m x 1.75m) Having tiled flooring, a range of wall and base units, double glazed window, ceiling spotlights, cooker, gas hob, fridge, freezer, sink and power points.

DINING ROOM 10' 4" x 8' 5" (3.15m x 2.57m) Having laminate flooring, double glazed French doors, ceiling lights and power points.

WC 5' 3" x 2' 4" (1.6m x 0.71m) Having low level wc, wash basin and ceiling light.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 13' x 10' 11" (3.96m x 3.33m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 12' 10" x 10' 1" (3.91m x 3.07m) Having laminate flooring, double glazed bay window, radiator, ceiling light and power points

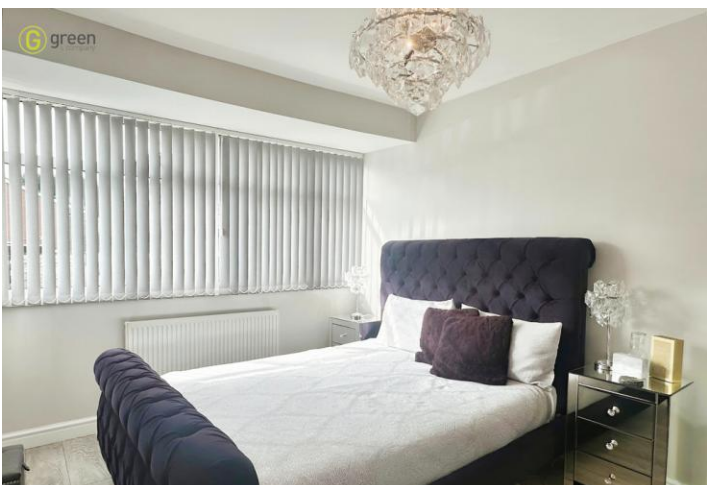
BEDROOM THREE 6' 8" x 6' 11" (2.03m x 2.11m) Carpeted and having double glazed window, radiator, ceiling light and power points.

LOFT ROOM 10' 9 min" x 11' 10" (3.28m x 3.61m) Carpeted and having double glazed window, ceiling light and power points.

Council Tax Band C - Birmingham

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

Mobile coverage - voice and data limited availability for EE, Three, O2 and Vodafone.



Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 83 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.

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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