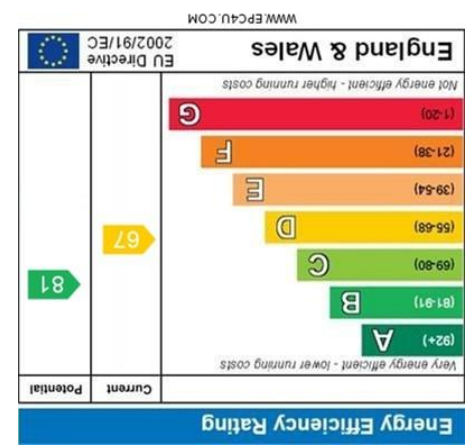


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



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- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- FITTED BATHROOM
- FITTED KITCHEN DINER
- CONSERVATORY
- LOUNGE

Talbot Close, Erdington, Birmingham, B23 5YD

£260,000



Property Description

Green & Company are delighted to bring to market this well presented and much improved, three bedroom semi-detached family home where viewing is considered essential to appreciate the size and standard of accommodation on offer. In brief, the accommodation comprises hallway, lounge, fitted kitchen diner and conservatory and on the first floor, three bedrooms and family bathroom. The property benefits from double glazing & gas central heating (both where specified), driveway providing off road parking and rear garden.

The property is approached via block paved fore-garden giving access to front door into the hall.

HALL Having stairs to first floor landing, central heating radiator, and door to the lounge.

LOUNGE 16' 9" max x 10' 5" min x 11' 9" max (5.11m x 3.58m) Having double glazed window to front elevation, central heating radiator, built-in storage cupboard and double doors giving access to the kitchen.

KITCHEN DINER 15' 1" max x 8' 11" max (4.6m x 2.72m) Having double glazed window to rear, tiled flooring, central heating radiator. spotlights to ceiling and open plan access to the conservatory. The kitchen has been thoughtfully fitted to comprise a range of wall, drawer and base level units with work surface over, incorporating a circular stainless steel sink unit with drainer and mixer taps, integrated oven, hob and extractor fan, space and plumbing for an automatic washing machine, space for further white goods and having complementary tiling.

CONSERVATORY 8' 10" max x 7' 3" min x 8' 7" max (2.69m x 2.62m) Having double glazed French doors opening into rear garden, double glazed window to rear garden, ceramic tiled flooring, fitted storage and central heating radiator.

FIRST FLOOR LANDING Having double glazed window to side elevation, loft access, fitted storage and doors off to all bedrooms and bathroom.

BEDROOM ONE 13' 5" max x 8' 2" max (4.09m x 2.49m) Having double glazed window to front elevation, central heating radiator.

BEDROOM TWO 9' 11" max x 7' 10" max 5' 2" min (3.02m x 2.39m) Having double glazed window to rear garden, central heating radiator and built-in storage cupboard.

BEDROOM THREE 8' 1" max 5' 10" min x 6' 7" max (2.46m x 2.01m) Having double glazed window to front elevation, central heating radiator, fitted storage.

BATHROOM Having double glazed opaque window to rear, central heating radiator, and complementary tiling to walls. The bathroom is fitted with a modern suite comprising low flush wc unit, pedestal hand wash basin, and panelled bath with shower over with shower screen.

OUTSIDE Rear garden having decked patio area, laid to lawn, further decked patio to rear, enclosed fenced boundaries, garden tap and side gated access.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.
 Broadband Type = Superfast Highest available download speed 123 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

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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