

**LEGAL READY**

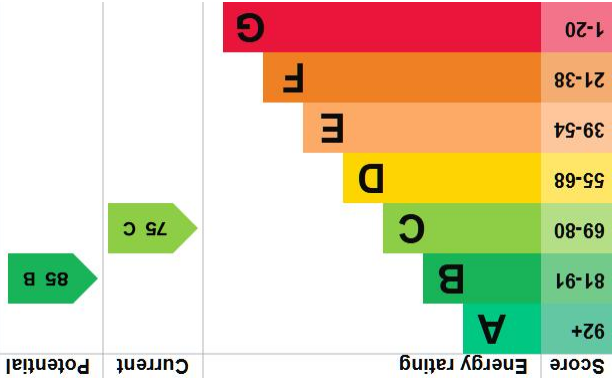
"How does this help me?"

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 Conveyancer.



NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
Total area: approx. 112.8 sq. metres (1214.3 sq. feet)  
Plan provided using Planit



Castle Bromwich | 0121 241 1100



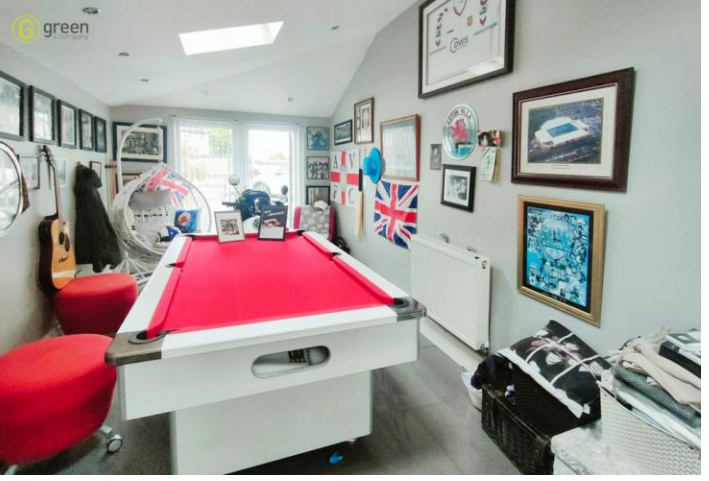
- WELL PRESENTED THREE BEDROOM
- WOW FACTOR
- REFITTED HIGH SPECIFICATION KITCHEN
- REFITTED HIGH SPECIFICATION SHOWER ROOM



Ipstones Avenue, Stechford, Birmingham, B33 9DZ

£250,000





## Property Description

Are you looking for a home that offers luxury, style and a touch of class. If so this is one home you do not want to miss out on. On entering the gated driveway you will see the style that this has, slate covered frontage with added insulation and rendering, polished flooring through hall, kitchen, dining, sun room and games room, refitted stylish kitchen with quartz worktops and integrated appliances. Games room with velux windows, refitted high specification shower room giving the feel of spacious relaxation. Spacious classy feel lounge, also benefitting from utility and downstairs WC. However one of the eye catching features is the limed oak and glass stairs with unique push fit understairs cupboards. This property really does offer everything the growing family or couple needs. Within 0.2 mile to local shops, amenities and transport links, Call Green and Company now to arrange your viewing, DO NOT MISS OUT!

**PORCH** With porcelain polished floor, spotlights, radiator and fitted mirror wardrobe, opening to:-

**HALL** Which gives off the WOW factor to set the house up nicely, polished porcelain flooring, feature mirror radiator, spotlighting, limed oak bannister with glass panels, unique limed oak push fit understairs cupboards, doors to kitchen and lounge.

**LOUNGE** 17' 9" x 9' 9" (5.41m x 2.97m) Another luxury styled room with laminate flooring, spotlighting, bay window to front with blind, feature mirror radiator, electric feature fire with surround.

**KITCHEN** 16' x 9' 3" (4.88m x 2.82m) Another WOW room which is recently been refitted with quartz worktops and upstands, mirror feature radiator, polished porcelain flooring, spotlighting, integrated dishwasher, induction hob, feature extractor, integrated microwave/oven and integrated oven, wine cooler, inset bowl, over unit lighting, brick style wall tiling, bifold door into room and door and window to rear.

**DINING ROOM** 12' 10" x 6' 7" (3.91m x 2.01m) Offering polished porcelain flooring, roof lanterns, spotlighting, radiator, french doors to garden, door to utility, door to sun room.

**SUN ROOM** 9' x 6' 11" (2.74m x 2.11m) With polished flooring, french doors to garden, radiator and door to:-

**FAMILY ROOM** 19' 7" x 9' (5.97m x 2.74m) Currently being used as a games room offering the chance for families and friends to get together, offering polished porcelain flooring, two velux windows, spotlighting, radiator and french doors onto driveway.

**UTILITY** Is a useful area with polished flooring, boiler and space for white goods.

**WC** Is situated at bottom of stairs with wash basin, WC and wall tiling, polished flooring and spotlighting.

**LANDING** Is accessed via the WOW glass and limed oak staircase and has doors to bedrooms one, two, three and shower room.

**BEDROOM ONE** 12' 4" x 8' to wardrobe (3.76m x 2.44m) With laminate flooring, radiator, fitted mirrored wardrobes, window to front and blinds.

**BEDROOM TWO** 11' 6" to wardrobe x 9' 11" (3.51m x 3.02m) With window to rear, blinds, laminate flooring, radiator and fitted mirror wardrobes.

**BEDROOM THREE** 7' 1" x 7' 1" (2.16m x 2.16m) Situated at rear with window, blinds and radiator.

**SHOWER ROOM** Has been recently renovated with high quality specification, walk in shower area, shower screen, anti slip flooring, spotlighting, mixer shower, back to wall furniture with WC and vanity bowl, tiled inset shelving, tiled walls and feature Radiator.

**OUTSIDE** Garden is low maintenance and offers relaxing space with patio area, raised border and stepping up to artificial lawn, garden shed is also present.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for EE, O2, Vodafone limited for Three and data available likely for EE limited for Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 9M bps. Highest available upload speed 0.9M bps.  
Broadband Type = Superfast Highest available download speed 43M bps. Highest available upload speed 10M bps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.  
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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