

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

Total area: approx. 80.2 sq. metres (862.8 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



First Floor  
 Approx. 35.9 sq. metres (387.0 sq. feet)



Ground Floor  
 Approx. 44.2 sq. metres (475.8 sq. feet)

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.



Castle Bromwich | 0121 241 1100



- SPACIOUS TWO BEDROOM
- NO CHAIN
- IDEAL FIRST TIME BUYER HOME
- UTILITY
- DRIVEWAY
- BUILT IN WARDROBES TO BOTH BEDROOMS



Shirestone Road, Tile Cross, Birmingham, B33 0DD

Offers Over £170,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Fabulous opportunity to acquire this spacious two bedroom end terraced property. This property benefits from NO CHAIN and comes with lounge diner, kitchen, utility and store area, two double bedrooms with built in wardrobe and bathroom. Ideal for first time buyers or investors looking to add to their portfolio. Call Green and Company to arrange your viewing.

**HALL** With radiator, storage cupboards, doors to lounge and kitchen.

**LOUNGE** 22' 8" x 10' 11" max 9' 4" min (6.91m x 3.33m max 2.84m min) Being dual aspect with windows to front and rear and two radiators.

**KITCHEN** 10' 5" x 7' 9" (3.18m x 2.36m) Benefitting from wall and base units, roll top worktops, extractor, free standing cooker, tiling, window to rear and door to utility.

**UTILITY** 13' 5" x 4' 5" (4.09m x 1.35m) Space for washing machine and additional white goods, door to storage cupboard, door to front and door to garden.

**LANDING** With window to side, doors to bedrooms one, two and bathroom.

**BEDROOM ONE** 14' 5" x 10' 2" (4.39m x 3.1m) With two windows to front, single built in wardrobe and two radiators.

**BEDROOM TWO** 11' 6" x 9' 8" (3.51m x 2.95m) With window to rear, built in wardrobe and radiator.

**BATHROOM** Offering heated towel rail, tiling, window to rear and side, WC, wash basin and bath with shower over.

**OUTSIDE** The rear garden benefits from fenced boundaries, lawn, paved area, selection of trees and shrubs

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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