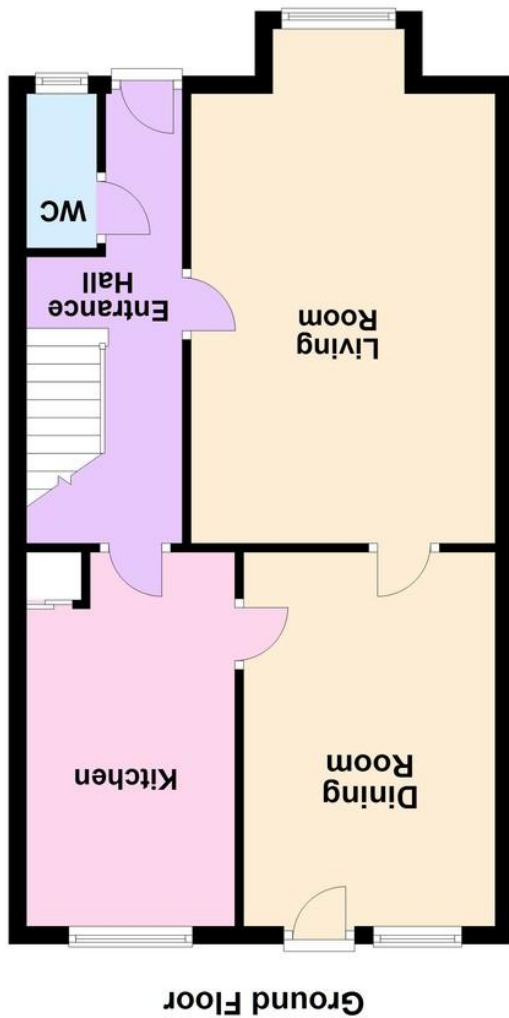
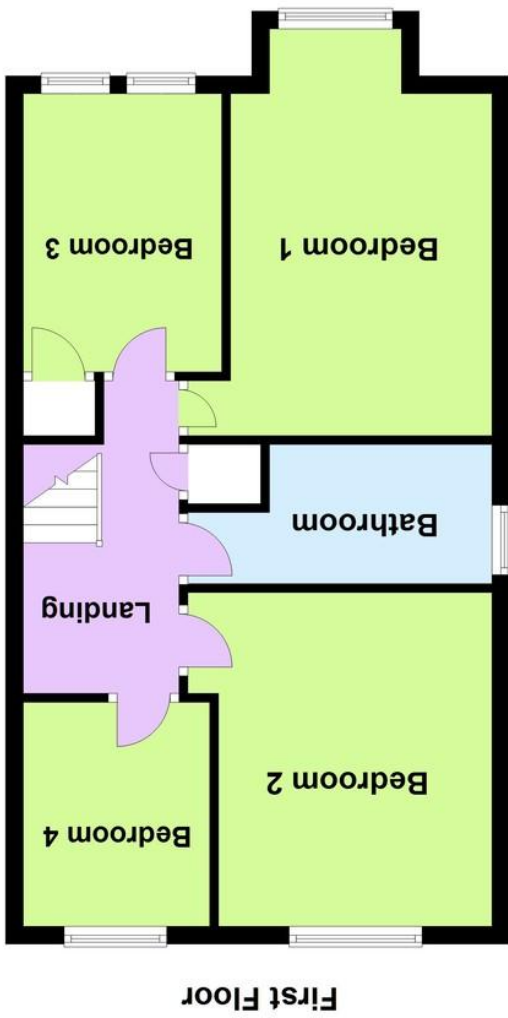
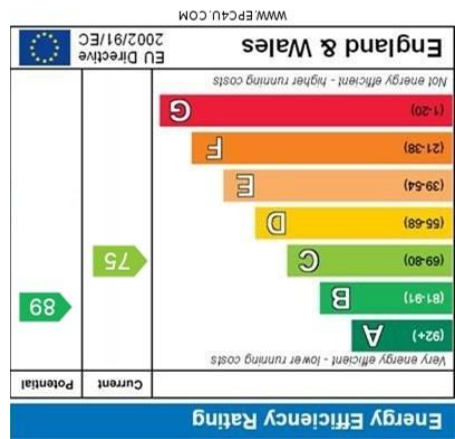


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- FOUR BEDROOM SEMI DETACHED HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS GARDEN
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES



Warrington Drive, New Oscott/Erdington, Birmingham, B23 5YP

£325,000



## Property Description

Presenting an exceptional semi-detached property now available for sale. This beautifully presented home is bathed in a neutral decor, offering a timeless appeal and making it a perfect canvas to add your personal touch. Composed of an impressive four bedrooms, this property provides abundant living space for families. The well-proportioned rooms ensure a comfortable living experience for each member of the family. The property also features a single well-equipped kitchen that caters to all your culinary needs. The two reception rooms offer ample space for entertaining guests or for family gatherings, making this property an ideal setting for social events. One of the unique features of this property is the availability of parking. No need to worry about on-street parking as you have a driveway providing off road parking. In addition, the property also boasts a spacious garden, allowing the perfect balance between relaxed outdoor living and privacy. Located conveniently with excellent public transport links, you will find commuting a breeze. It's also worth noting the proximity to local amenities, adding to the convenience of everyday living.

This property is ideally suited for families, allowing ample space for everyone while being in a favorable location. This semi-detached house is more than just a home; it's a lifestyle. Don't miss out on this opportunity to own a property that ticks all the right boxes.

**ENTRANCE HALL** 16' 9" x 5' 9 max" (5.11m x 1.75m) Stairs to first floor and central heating radiator.

**LIVING ROOM** 17' 5 max" x 11' 3" (5.31m x 3.43m) Double glazed bay window to front elevation, gas fire and central heating radiator.

**DINING ROOM** 13' 11" x 9' 3" (4.24m x 2.82m) Double glazed sliding patio door to rear elevation and central heating radiator.

**KITCHEN** 13' 10" x 7' 9" (4.22m x 2.36m) Double glazed window to rear elevation, a range of wall and base units with solid work surface over incorporating a sink with drainer, integrated oven, hob, microwave and fridge/ freezer, storage cupboard and central heating radiator.

**WC** 5' 9" x 2' 7" (1.75m x 0.79m) Double glazed window to front elevation, central heating radiator, WC, wash hand basin and vinyl flooring.

**LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 14' 9 max" x 11' 3 max" (4.5m x 3.43m) Double glazed window to front elevation and central heating radiator.

**BEDROOM TWO** 11' 10" x 11' 3 max" (3.61m x 3.43m) Double glazed bay window to rear elevation and central heating radiator.

**BEDROOM THREE** 9' 5" x 7' 9" (2.87m x 2.36m) Two double glazed windows to front elevation, storage cupboard and central heating radiator.

**BEDROOM FOUR** 8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to rear elevation and central heating radiator.

**BATHROOM** 5' 2" x 11' 3 max" (1.57m x 3.43m) Double glazed window to side elevation, wash hand basin, WC, bath with electric shower over, vinyl flooring and central heating radiator.

**OUTSIDE** Landscaped rear garden with patio area, gravelled area and mature plants and shrubs.

**GARAGE** Up and over door, double glazed door giving access out to the rear garden, power supply and light point. (Unmeasured)



Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.

Broadband Type = Superfast Highest available download speed 65 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991