

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

Total area: approx. 93.2 sq. metres (1003.0 sq. feet)
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 Plan provided using Planit



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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 70 C
 Potential: 86 B

Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- FITTED WARDROBES TO BEDROOM ONE
- CONSERVATORY
- KITCHEN/DINER



Cole Hall Lane, Stechford, Birmingham, B34 6HD

£210,000



Property Description

Ideal for first time buyers, downsizers or investors this three bedroom home has fantastic potential and would make an ideal family home. With private views of greenery from the front with spacious front lawn, lounge, kitchen diner, conservatory, superb storage space, situated in a desirable location this home is one not to miss out on. Call Green and Company to arrange your viewing.

Entering gated front lawn with pathway to porch and door to:-

HALL With laminate flooring, radiator, store cupboard, stairs to first floor and doors to kitchen and lounge.

LOUNGE 11' 10" x 11' 9" (3.61m x 3.58m) Offering natural light with two windows to front, blinds, radiator and store cupboard.

KITCHEN DINER 18' x 11' 8" max 9' min (5.49m x 3.56m max 2.74m min) Benefitting from laminate flooring, window to rear, blinds, tiled worktop, selection of wall and base units, gas cooker, washing machine, radiator, pantry and patio doors.

CONSERVATORY 10' 8" x 8' 11" (3.25m x 2.72m) Offering laminate floor tile effect flooring, door to garden and store room.

FIRST FLOOR With doors to bedrooms, WC, shower room and airing cupboard.

BEDROOM ONE 11' 11" x 8' 7" (3.63m x 2.62m) With mirrored sliding wardrobe, window to front, blinds, laminate floor and radiator.

BEDROOM TWO 9' 11" x 9' (3.02m x 2.74m) With window to rear, radiator and laminate flooring.

BEDROOM THREE 9' 2" x 8' 6" max 5' 11" min (2.79m x 2.59m max 1.8m min) With laminate flooring, blinds, radiator, airing cupboard and boiler.

SHOWER ROOM Is refitted with walk in shower tray, screen, heated towel rail, vanity sink mixer shower, laminated panelling, vinyl flooring and airing cupboard and window to rear.

WC Benefits from laminate flooring, half tiled wall, laminated panelling and window to rear.

GARDEN Is well tended with lawn, path, selection of trees and plants, shed and rear gated access.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for Vodafone, limited for EE, Three, O2 and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - 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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