



## Property Description

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

Presenting for sale this immaculate semi-detached property, a perfect blend of elegance and comfort. Boasting three double bedrooms, all finished to a high standard with built-in wardrobes and ample natural light flooding in, this property is an ideal haven for families and couples alike. The master bedroom, in particular, exudes a sense of tranquility and luxury.

The property features a chic reception room, complete with an open-plan design, a charming bay window, and recent renovations that add a touch of modernity. The kitchen is a real show-stopper, featuring an open-plan layout with a stunning kitchen island at its heart. Recently refurbished, it hosts modern appliances, a utility room for extra convenience, and exquisite marble countertops that add a lavish touch.

The bathroom is newly refurbished with a luxurious rain shower and a heated towel rail providing a spa-like experience right at your home. A well-maintained expansive garden for outdoor enjoyment add to the appeal of this property.

Also featuring downstairs wc, utility and useful loft room with Velux windows!!

Situated in a neighbourhood with excellent public transport links with Chester Road North train station being close proximity, acclaimed schools, and an array of green spaces, including nearby parks. The location further benefits from a strong local community, along with a plethora of walking and cycling routes for those who prefer an active lifestyle. This property truly stands out with its blend of luxury, comfort, and prime location. Act fast to secure this dream home for your family - Gill Green and Company to Arrange your Viewing!

Set Back off Chester Road North via a service road onto block paved driveway into spacious porchway with polished porcelain tiles leading through to:

HALL 16' 6" x 5' 9" max (5.03m x 1.75m) Offering luxury wall covering, spotlights, radiator and doors to lounge, kitchen and wc with stairs to first floor.

LOUNGE 28' 8" x 11' 10" (8.74m x 3.61m) Being dual aspect and offering modern mixed with luxury living, recently renovated with spotlighting, bay window to front, blinds, feature wall covering, radiator, French doors to kitchen.

KITCHEN 20' 10" max x 19' 1" max x 9' 5" min (6.35m x 5.82m) A real WOW effect room with polished porcelain flooring, spotlighting, pendant lighting over the island, marble worktops and upstands, inset bowl, plinth lighting, modern units, five ring gas hob, extractor, integrated double oven / microwave / grill, larder fridge, integrated dishwasher, island with additional units and pop up socket, French doors to rear and window to rear, kitchen also benefits from pantry cupboard and door to:

UTILITY ROOM 19' 4" x 5' 8" (5.89m x 1.73m) With tiled flooring, selection of base units, marble effect worktop, sink, plumbing for washing machine, radiator and doors to rear, garage and side access.

WC Having tiled floor, tiled walls, heated towel rail, low level WC and vanity wash hand basin.

GARAGE 16' 8" x 8' 7" (5.08m x 2.62m) Currently used as additional cooking area with gas points for cooker but can easily be used for vehicle, up and over door, lighting and boiler.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SPACIOUS LANDING With window to side, doors to bedrooms one, two three and bathroom with loft access to loft room.

BEDROOM ONE 16' 2" to bay x 9' 9" to wardrobe (4.93m x 2.97m) Bay window to front bringing natural light, fitted wardrobes, feature lighting and radiator.

BEDROOM TWO 12' 9" x 9' 9" to wardrobes (3.89m x 2.97m) With natural light from rear, feature lighting, fitted wardrobe, radiator.

BEDROOM THREE 10' 4" x 8' 9" (3.15m x 2.67m) Window to rear, fitted wardrobe, radiator and feature lighting.

BATHROOM Is a spacious room with separate bath, walk in shower tray, screen, mixer rainfall shower, floating vanity sink and floating toilet, heated towel rail x 2, mosaic tiling in the shower and marble effect tiling through wall and floor, spotlight to ceiling, airing cupboard and window to front.

LOFT ROOM Having built-in wardrobes and Velux windows to front and back.

GARDEN is an expansive area offering raised patio area overlooking the lawn with a selection of trees and shrubbery, there really is potential to be had in this garden.

Council Tax Band D - Birmingham City Council

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 285 Mbps. Highest available upload speed 47 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

\*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.

