

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

Total area: approx. 86.0 sq. metres (925.6 sq. feet)
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 Plan produced using Funkle



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



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOM SEMI-DETACHED
- GARAGE
- NATURAL LIGHT TO SPACIOUS LOUNGE
- KITCHEN/DINER

12 Ryeclose Croft, Chelmsley Wood, Birmingham, B37 6UB

Offers Over £210,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Wonderful opportunity to acquire this three bedroom semi detached home with garage. If you are first time buyer or looking to downsize you don't want to miss out. Fabulous spacious lounge opening to kitchen diner, three bedrooms, garage and rear garden. Offers ideal space for any couple or family looking for their new home. Call Green and Company now to arrange your viewing.

Drive is blocked paved and suitable for multiple vehicles with access to garage and porch.

PORCH Leads into:-

OPEN LOUNGE 15' 2" max x 15' 1"max (4.62m x 4.6m) Offering laminate flooring, generous window to front bringing in natural light, radiator, stairs to first floor and opening to:-

KITCHEN DINER 15' 1" x 10' 6" (4.6m x 3.2m) Split into two with dining side having laminate flooring, lighting, radiator, French doors with blinds, kitchen side offering wood effect worktops, tiled flooring, tiled splashback, window to rear with blinds, ceramic sink, integrated double oven, extractor, pantry cupboard and three way spotlight.

FIRST FLOOR With landing offering window to side, airing cupboard and radiator with doors to bedrooms and bathroom.

BEDROOM ONE 15' x 8' 8" (4.57m x 2.64m) Benefitting from window to front, radiator and lighting.

BEDROOM TWO 10' 11" x 8' 8"max 6' 5"min (3.33m x 2.64m max 1.96m min) Having window to rear, blinds, radiator and lighting.

BEDROOM THREE 11' 2" x 6' 2" (3.4m x 1.88m) Benefitting window to front, blind and radiator.

BATHROOM Offers polished floor tiles, stone effect contrasting wall tiles with mosaic borders, window to rear, three way spotlight, bath screen, electric shower, WC, basin, built in mirror, mirror cabinet and bi-fold door.

GARAGE 15' 2" x 7' 8" (4.62m x 2.34m) With up and over door, pedestrian door to rear, lighting and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Benefits from generous decked area, leading down to garage and leading down to lawn with fenced boundaries and additional seating area.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .

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

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

Highest available upload speed 100Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100