

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

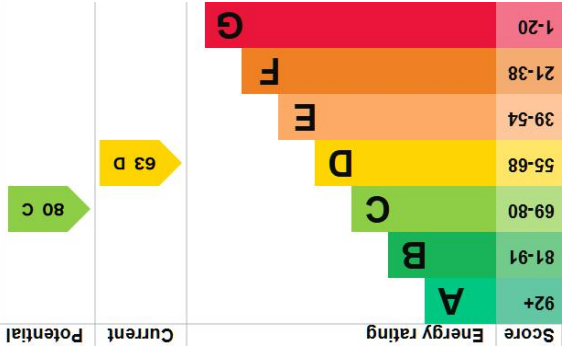


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- EXTENDED KITCHEN
- TWO RECEPTION ROOMS
- RECENTLY REFURBISHED
- NO CHAIN

Cornwall Road, Handsworth Wood, Birmingham, B20 2HZ | Offers Over £190,000



Property Description

For sale is an immaculately presented, mid terraced property, oozing with unique features that make it a must-see for those seeking a home that seamlessly combines traditional and contemporary living. This distinctive property is ideal for families and couples alike, boasting an enviable location with easy access to public transport links, nearby schools, and local amenities.

The heart of this home is undoubtedly its recently refurbished kitchen. This space is bathed in natural light, making it the ideal spot for preparing meals and entertaining guests.

The property also features two a generously proportioned reception rooms. Reception Room #1 is a true testament to style with large windows that invite the outside in and wood floors adding a touch of warmth and elegance.

The sleeping quarters comprise of three bedrooms. The two double bedrooms are ideally suited for couples or individuals seeking a spacious sanctuary. Bedroom #3, a single room, is filled with natural light, providing an ideal spot for a child's room, a home office, or a cosy guest room.

The bathroom is a unique feature in its own right, with a free-standing bath that adds a touch of luxury.

All these features are complemented by the property's A-rated council tax band, making it an efficient choice for the discerning buyer. Recently renovated and boasting an extended kitchen and two reception rooms, this property offers a unique opportunity to acquire a ready-to-move-in home in an enviable location.

PORCH Having laminate flooring and door into:-

LIVING ROOM 13' 4" x 11' 4" (4.06m x 3.45m) Having ceiling light point, radiator, window to front and laminate flooring.

LOUNGE 11' 6" x 11' 4" (3.51m x 3.45m) Having ceiling light point, laminate flooring, radiator, stairs to first floor and understairs storage cupboard.

EXTENDED KITCHEN 11' 0" x 8' 6" (3.35m x 2.59m) Having tiled flooring, wall and base units, window to rear, gas oven, gas hob, extractor fan, sink and tiled splash backs.

UTILITY ROOM Housing central heating boiler, ceiling light point, tiled flooring.

DOWNSTAIRS BATHROOM 7' 10" x 6' 8" (2.39m x 2.03m) Having tiled walls and floor, WC, sink, bath with shower over, window to side and radiator.

FIRST FLOOR

LANDING Having two ceiling light points.

BEDROOM ONE 13' 2" x 11' 6" (4.01m x 3.51m) Having ceiling light point, window to front and radiator.

BEDROOM TWO 11' 6" x 10' 4" (3.51m x 3.15m) Having ceiling light point, window to rear, built in cupboard with loft access and radiator.

BEDROOM THREE 8' 10" x 7' 10" (2.69m x 2.39m) With ceiling light point, window to rear and radiator.

GARDEN Having paved patio area, hedge row and fence boundaries.

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, O2, Vodafone and data available likely for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 28 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 16Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
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.

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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?
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