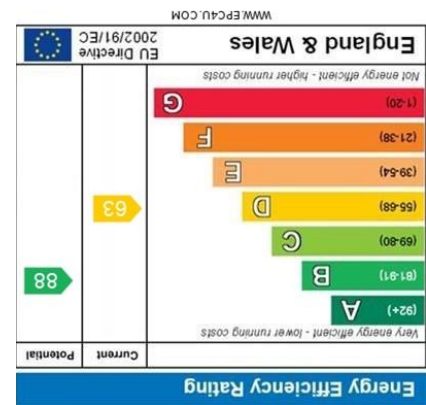


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CORNER PLOT

Enstone Road, Erdington, Birmingham, B23 5SD

£280,000

Property Description

Presenting this semi-detached property, currently listed for sale and is beautifully presented in a neutral décor. The property offers a perfect blend of comfort, convenience, and quietude, making it ideally suited for families and couples alike. The property boasts three generously sized bedrooms. The master bedroom is a true sanctuary, featuring built-in wardrobes that provide ample storage space. The second bedroom also benefits from built-in wardrobes, offering yet more storage for belongings. Designed for both functionality and comfort, the property comprises two reception rooms. These spaces offer the perfect setting for both relaxation and entertaining, providing ample space for family gatherings or intimate evenings in. One of the standout features of the property is its location. Nestled in a quiet locale, the property is within proximity to local amenities and excellent public transport links. Located close to Boldmere High Street and on the Erdington/Boldmere border. This blend of tranquillity and convenience is rare, and adds a unique appeal to the property. Further enhancing the property's appeal are its additional features. The property offers off road parking with a spacious driveway, a feature that adds significant convenience for residents. Additionally, the property boasts a lovely garden, offering a private oasis for relaxation or outdoor entertaining.

In summary, this semi-detached property is a neutrally decorated space that offers an ideal living environment for families and couples. With its spacious rooms, excellent location, and unique features, this property is a fantastic opportunity for those seeking a serene, conveniently located home. Give us a call now to book your viewing.

PORCH 1' 11" x 5' 7" (0.58m x 1.7m)

ENTRANCE HALL 13' 2" x 5' 7" (4.01m x 1.7m) Providing access to living areas with stairs leading off and having under stairs storage.

DINING ROOM 11' 8" x 10' 10" (3.56m x 3.3m) Having laminate flooring, double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 14' 1" x 10' 10" (4.29m x 3.3m) Having laminate flooring, double glazed double doors to conservatory, radiator, ceiling light and power points.

KITCHEN 10' 6" x 7' 9" (3.2m x 2.36m) Recently refitted with integrated fridge freezer and washing machine, and having a range of wall and base units, cooker, double glazed window, ceiling light and power points.

CONSERVATORY 9' 7" x 9' 6" (2.92m x 2.9m)

LANDING Providing access to all three bedrooms, bathroom and separate wc.

BEDROOM ONE 13' 9" x 8' 11 min" (4.19m x 2.72m) Having laminate flooring, double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 11' 7 min" x 8' 3 min" (3.53m x 2.51m) Having laminate flooring, double glazed bay window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 7' 1" x 6' 7" (2.16m x 2.01m) Having laminate flooring, double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 4" x 7' 3" (2.24m x 2.21m) Having double glazed window, bath, walk in shower, wash basin and ceiling light.

SEPERATE WC 2' 9" x 4' 1" (0.84m x 1.24m) Having low level wc, double glazed window and ceiling light.

OUTSIDE Having a large driveway to front and to the rear is a shed with power and lighting.

AGENTS NOTE Vendors have confirmed there is a burglar alarm at the property.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 79 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 - 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.

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.

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WANT TO SELL YOUR OWN PROPERTY?

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