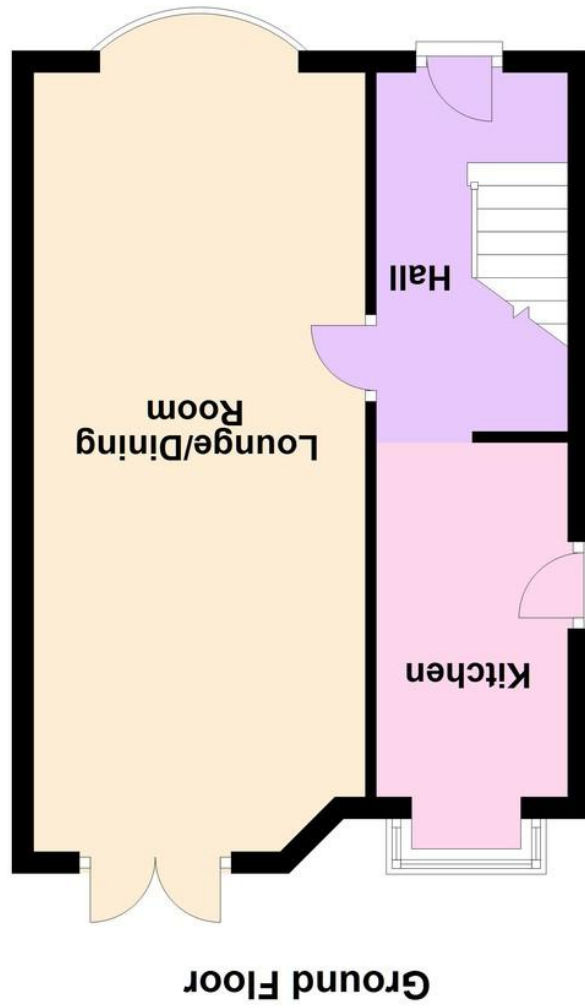
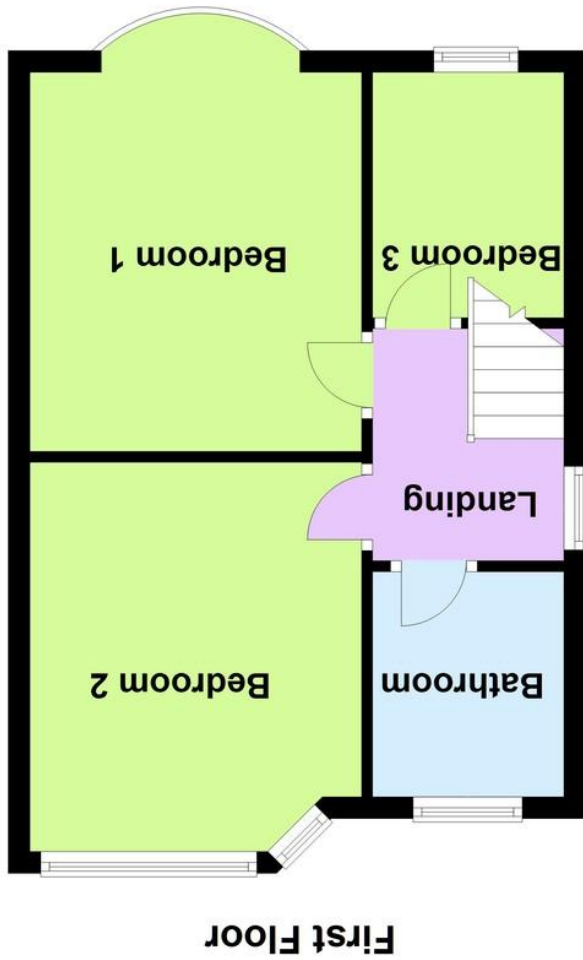


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



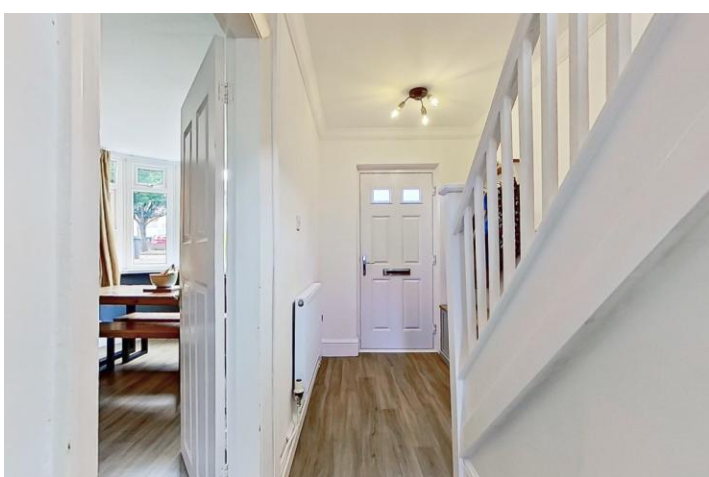
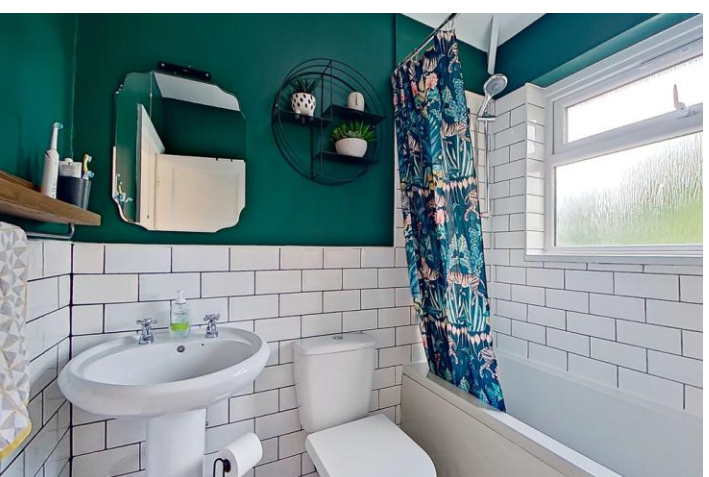
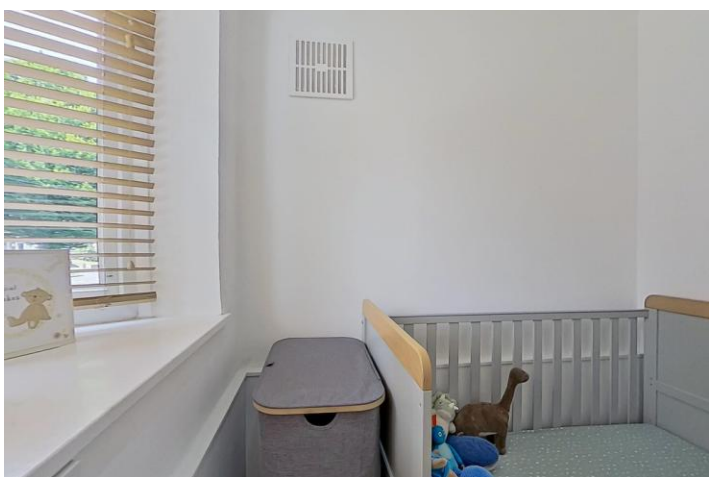
Boldmere | 0121 321 3991



- LOVELY WELL PRESENTED TRADITIONAL HOME WITH A LARGE GARDEN AND OFF ROAD PARKING
- GREAT LOCATION FOR LOCAL SCHOOLS AND COMMUTING VIA ROAD AND RAIL
- SUPER THROUGH LOUNGE

Court Lane, Erdington, Birmingham, B23 5JS

£260,000



Property Description

This super traditional semi is well presented throughout and represents a great opportunity for buyers.

Enjoying a large rear garden and parking for at least two cars to the front, the property is well located for commuting via public transport and for local schools and nurseries.

Benefitting from central heating and double glazing, the property must be viewed to be appreciated and in more detail comprises:

ENTRANCE HALL With composite front door, radiator, staircase leading off.

SUPER THROUGH LOUNGE DINING ROOM 25' 7" x 10' (7.8m x 3.05m) Dining area to the front is 13' 4" x 10", with double glazed bay, radiator and feature fire surround with electric fire.

Lounge rear 12' 3" by 10", with bay window and double French doors to the rear garden and radiator.

KITCHEN 11' 7" x 5' 6" (3.53m x 1.68m) With double glazed bay window, stainless steel sink unit with mixer tap, base cupboards, electric hob with extractor over and electric oven under, wall cupboards, wall mounted gas fire central heating boiler and extractor side door.

FIRST FLOOR LANDING With double glazed window.

BEDROOM ONE 13' 7" into bay x 10' (4.14m x 3.05m) With radiator, double glazed bay window.

BEDROOM TWO 12' 10" into bay x 10' (3.91m x 3.05m) With radiator, double glazed bay window.

BEDROOM THREE 6' 6" x 5' 8" (1.98m x 1.73m) With radiator, double glazed oriel window.

BATHROOM Double glazed window, heated towel rail, panelled bath with mixer shower, low level wc, pedestal wash basin and metro tiled splash backs.

OUTSIDE The house stands behind a gravelled driveway with inset conifer tree and parking for several vehicles. There is gated access to the left hand boundary.

To the rear is an enclosed garden being of a good size with large decking area, cold water tap, steps leading down to the lawn with fenced boundaries, timber shed, rockery area.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps.

Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 130 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.

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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