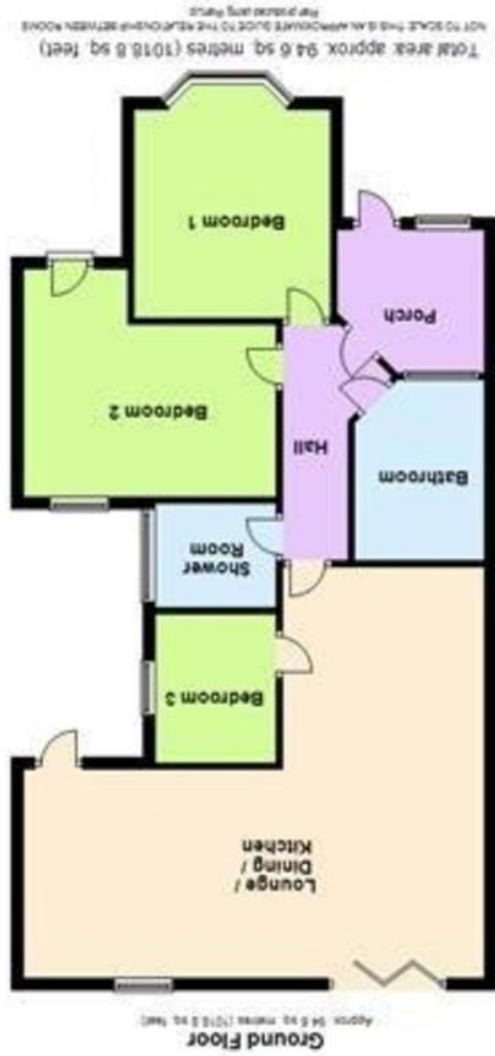
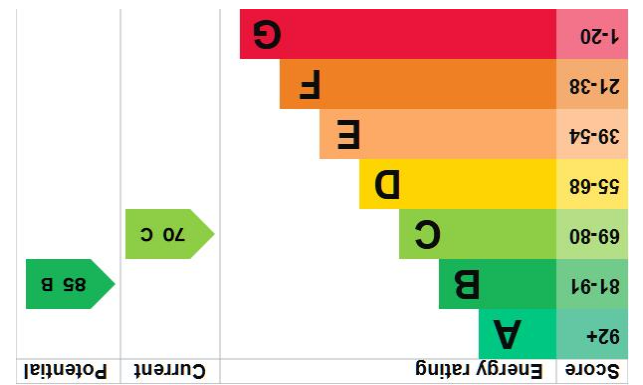


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- OPEN PLAN KITCHEN LOUNGE
- TWO BATHROOMS
- THREE BEDROOMS
- BLOCK PAVED DRIVE
- RECENTLY RENOVATED
- IDEAL FIRST TIME BUYER HOME



Heathland Avenue, Hodge Hill, Birmingham, B34 6LR

Offers In Excess Of  
 £230,000



## Property Description

What a wonderful opportunity to acquire this modern decorated three bedroomed semi detached bungalow in a desirable location, the property offers driveway, open plan kitchen lounge diner, three bedrooms, shower room and bathroom as well as room for potential. If you are a first time buyer or looking to downsize this home is for you. Close to local amenities 0.2 mile and good transport links to motorway network. Do not miss out on this home. Call Green and Company to arrange your viewing.

A well presented block paved driveway accessing porch and door into:-

**HALL** With radiator, doors to bedrooms, lounge, shower room, bathroom and loft access which is boarded.

**LOUNGE/DINER/KITCHEN** 25' 8" max x 22' 10" max 11' 8" min (7.82m max x 6.95m max x 3.56m min) Is at the rear of the property with tri-fold doors overlooking the garden, electric fire, spot lights, LV T flooring to kitchen with modern units, spotlights, inset bowl, electric hob, integrated over, breakfast bar, window to rear and door to outside.

**SHOWER ROOM** Has vinyl flooring, feature radiator, WC, wash basin, shower cubicle with electric shower and window to side.

**BEDROOM ONE** 12' 9" into bay x 10' 9" (3.89m x 3.28m) Situated to the front of the property with bay window and radiator.

**BEDROOM TWO** 14' 3" max x 12' 7" max (4.34m x 3.84m) With window to rear with blinds, radiator, laminate flooring, wash basin and door to garage/store.

**BEDROOM THREE** 8' 3" x 6' 8" (2.51m x 2.03m) With window to side, laminate flooring, spotlights and radiator.

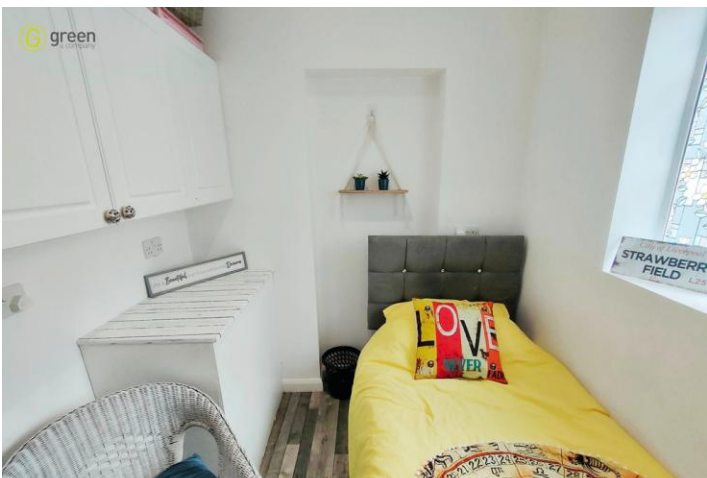
**BATHROOM** Benefits from sunken bath fully tiled, sink, WC, spotlights and window to front.

**GARAGE** Has been turned into a store room and is shortened (unmeasured) housing boiler and garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is well tended with lawn, paved patio, trees, shrubs and shed.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.



Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 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.

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