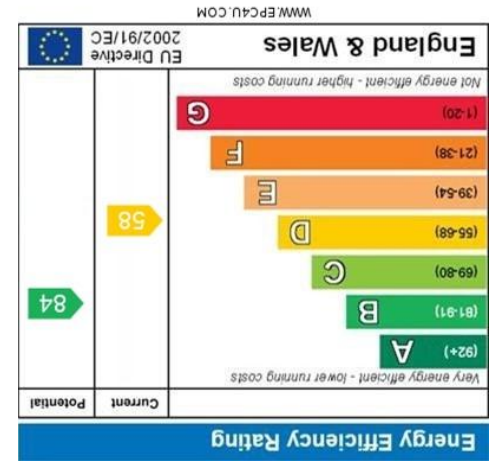


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Boldmere | 0121 321 3991



- THREE BEDROOM MID TERRACED HOME
- CLOSE TO LOCAL AMENITIES
- LINKS TO CITY CENTRE
- GREAT TRANSPORT LINKS
- GARDEN
- SPACIOUS LIVING AREA

Marsh Hill, Birmingham, B23 7EP

£200,000



Property Description

For sale is this elegantly presented 3-bedroom terraced property which has been neutrally decorated throughout. This residence would be an ideal acquisition for both families and couples, providing ample living space across three bedrooms, a kitchen, and two reception rooms. The property boasts a charming, modern kitchen that is the heart of the home, where meals can be prepared while engaging with family and friends. It is well-equipped and designed to cater to all your culinary needs. The three bedrooms offer generous space for relaxation and personal time. Each room is a blank canvas, waiting to be infused with the new owner's personal style and taste. The presence of a single, well-maintained bathroom enhances the functional aspect of the home, ensuring that all family members can easily access the facilities. The property is accentuated by two spacious reception rooms. These areas are perfect for receiving guests or spending time with family, offering a warm and inviting atmosphere. Located in a highly sought-after area with excellent public transport links and local amenities within easy reach, this property is poised for comfort and convenience. Whether it is a quick commute to work or a leisurely weekend shopping trip, everything is just a stone's throw away.

In conclusion, this property is a testament to the seamless blend of comfort, style, and convenience. It promises a unique lifestyle opportunity that is too good to miss. Schedule a viewing today to truly appreciate what this property has to offer.

ENTRANCE HALL Providing access to living area and stairs leading off.

LIVING ROOM 11' 3" x 11' 1" (3.43m x 3.38m) Having double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 11' 2" x 11' 7" (3.4m x 3.53m) Having double glazed window, radiator, ceiling light and power points.

KITCHEN 10' 6" x 6' 6" (3.2m x 1.98m) Having a range of wall and base units, double glazed window, ceiling light and power points.

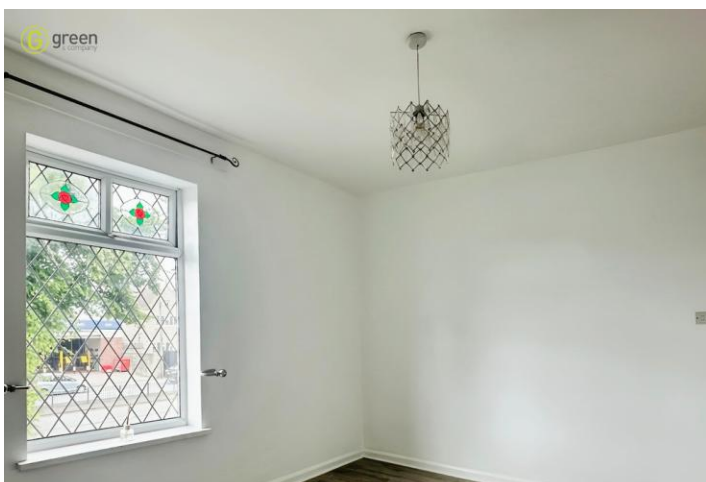
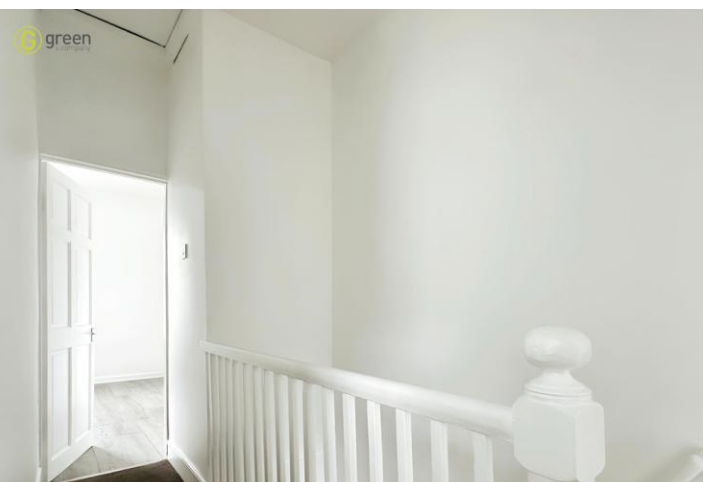
BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m) Having double glazed window, low level wc, wash basin, bath with over head shower and ceiling light.

LANDING Providing access to all three bedrooms.

BEDROOM ONE 11' 3" x 14' 9" (3.43m x 4.5m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 11' 3" x 9' 2" (3.43m x 2.79m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 7' 3" x 6' 11" (2.21m x 2.11m) Having double glazed window, radiator, ceiling light and power points.



Council Tax Band A - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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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