

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



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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.

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Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM/HOME OFFICE
- MODERN COMPREHENSIVELY FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM



227 Moor End Lane, Erdington, Birmingham, B24 9DS

£280,000

Property Description

Outside to the front the property is set back from the road behind a block paved driveway providing off road parking, neat lawned fore garden with shrubs, walled perimeter, pathway giving gated access to rear.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Being approached by a double glazed reception door with radiator, useful built in under stairs storage cupboard with turning stair case leading off to first floor accommodation, openings off to dining room and kitchen, door through to lounge and further door through to guest cloakroom.

GUEST CLOAKROOM Being well appointed with a white suite, low flush WC, wash hand basin, and opaque double glazed window to side elevation.

KITCHEN 16' 02" x 6' 09" max 6' 04" min (4.93m x 2.06m) Part converted from original garage. Having a modern matching range of high gloss wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap, space for cooker with splash back and extractor hood, integrated fridge and freezer, integral dish washer, integrated wine cooler, ceiling light with surround sound, radiator, and double glazed window to front elevation.

MULTI FUNCTIONAL DINING ROOM/HOME OFFICE 11' 09" x 5' 05" (3.58m x 1.65m) With double glazed window to front, radiator.

LOUNGE 16' 05" x 12' 09" (5m x 3.89m) Focal point to room is a feature fire place with surround and hearth, radiator and double glazed window to rear and double glazed door leading out to garden/sun room.

GARDEN/SUN ROOM 8' 11" x 8' 01" (2.72m x 2.46m) With windows to side and rear elevation and sliding door giving access out to rear garden.

FIRST FLOOR LANDING/STUDY AREA Approached via a turning stair case with balustrade with access to loft via a pull down ladder, radiator, built in storage cupboard housing gas central heating boiler and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 10" x 10' 01" (3.91m x 3.07m) With double glazed window to rear, radiator.

BEDROOM TWO 12' 10" x 6' 00" (3.91m x 1.83m) With double glazed window to rear, radiator.

BEDROOM THREE 10' 08" x 8' 08" (3.25m x 2.64m) With double glazed window to front, radiator.

FAMILY BATHROOM Being reappointed with a white suite, comprising a vanity wash hand basin with chrome mixer tap with cupboards beneath, panelled bath with electric shower over, low flush WC, part complementary tiling to walls, radiator and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is an Easterly facing well maintained garden with full width paved patio with canopy over, pathway with gated access to front, pathway leading to neat lawn with an abundance of shrubs and trees to perimeter, fencing to border and pathway continuing round to the bottom of the garden with further lawned garden.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice & data limited availability for EE, Three, O2 & Vodafone
Broadband coverage -

Broadband Type = Standard Highest available download speed 16 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

advise all interested parties to obtain verification through their Solicitor or Surveyor.

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