

Property Description

POPULAR RESIDENTIAL LOCATION - This well presented modern style semi-detached house occupying this popular Cul-de-sac location with excellent public transport links, nearby schools, and local amenities within easy reach.

The spacious accommodation which is ideal for families and couples is approached via a welcoming reception hallway with the guest wc off. The spacious family lounge exudes warmth and comfort, offering a relaxing space where you can unwind after a long day. One of the standout features of this room is the direct access to the garden, allowing natural light to flood the room and providing an easy transition from indoor to outdoor living. To the heart of the home is undoubtedly the open-plan kitchen/diner which also provides a dining space, perfect for enjoying family meals or entertaining guests. The kitchen is well-equipped and designed for ease of use, making meal preparation a pleasure rather than a chore.

To the first floor the property boasts a total of three bedrooms the master bedroom with an en-suite shower room, two of the bedrooms which are spacious doubles, and one single, providing ample living space for all members of the family. Each bedroom is well-proportioned and offers a tranquil retreat from the hustle and bustle of daily life. The property also features a well appointed family bathroom, adding a touch of modern luxury to the home.

Outside to the front of the property is set back behind a front garden and a block paved driveway providing off street parking and to the rear and a lovely enclosed garden, providing the perfect spot for outdoor entertainment or simply enjoying the sunshine.

In summary, this property offers a rare opportunity to acquire a beautifully presented home in a highly sought-after location. Don't miss out on this unique property, arrange a viewing today which is available with NO UPWARD CHAIN.

Outside to the front the property is set on a corner plot behind a full width block paved driveway, providing ample off road parking, neat lawn with shrubs and trees, iron fencing to perimeter, covered side access to rear.

CANOPY PORCH With outside light.

WELCOME RECEPTION HALLWAY Being approached by a composite double glazed reception door with double glazed side screens, double glazed window to front, radiator, spindle staircase leading off to first floor accommodation, useful built in storage cupboard and doors leading to lounge, kitchen/diner and guest cloakroom.

GUEST CLOAKROOM Having been well appointed with a white suite, comprising pedestal wash hand basin with mixer tap and tile splash back surrounds, low flush WC, radiator, extractor.

THROUGH LOUNGE 15' 06" x 8' 09" (4.72m x 2.67m) Being a dual aspect room with double glazed window to front, double glazed French doors giving access out to rear garden, fire place with surround, radiator.

KITCHEN/DINER 15' 08" x 9' 04" (4.8m x 2.84m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset stainless steel sink unit with mixer tap and side drainer, fitted gas hob with stainless steel splash back, extractor set in canopy above, built in electric oven below, space and plumbing for dish washer, fitted breakfast bar, radiator, double glazed window to front, space for fridge freezer, double glazed French doors giving access out to rear garden and door leading through to utility room.

UTILITY ROOM Space and plumbing for washing machine and further appliance with worktop surfaces over, wall mounted gas central heating boiler and extractor.

FIRST FLOOR LANDING Being approached by a spindle staircase with double glazed window to rear, radiator, useful built in storage cupboard and doors off to bedrooms and bathroom.

MASTER BEDROOM 12' 07" max 2' 11" min x 15' 07" (3.84m x 4.75m) Having two double glazed windows to front, radiator and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite, comprising pedestal wash hand basin with chrome mixer tap, low flush WC, fully tiled enclosed shower cubicle with electric shower over, radiator, extractor and opaque double glazed window to rear elevation.

BEDROOM TWO 8' 02" x 8' 07" (2.49m x 2.62m) Having double glazed window to rear, radiator.

BEDROOM THREE 10' 11" max 8' 05" min x 6' 08" (3.33m x 2.03m) With double glazed window to front, radiator.

FAMILY BATHROOM Having been well appointed with a white suite, comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls, extractor, radiator and opaque two double glazed windows to front elevation.

OUTSIDE To the rear there is a good sized well maintained enclosed rear garden with full width paved patio, path leading to neat lawn, with fencing to perimeter, outside lighting and cold water tap.

CLOSED SIDE ENTRANCE/GARDEN STORE 17' 03" x 5' 05" (5.26m x 1.65m) With door to front and double glazed French doors giving access to rear 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 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 175 Mbps. Highest available upload speed 24 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. 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.

