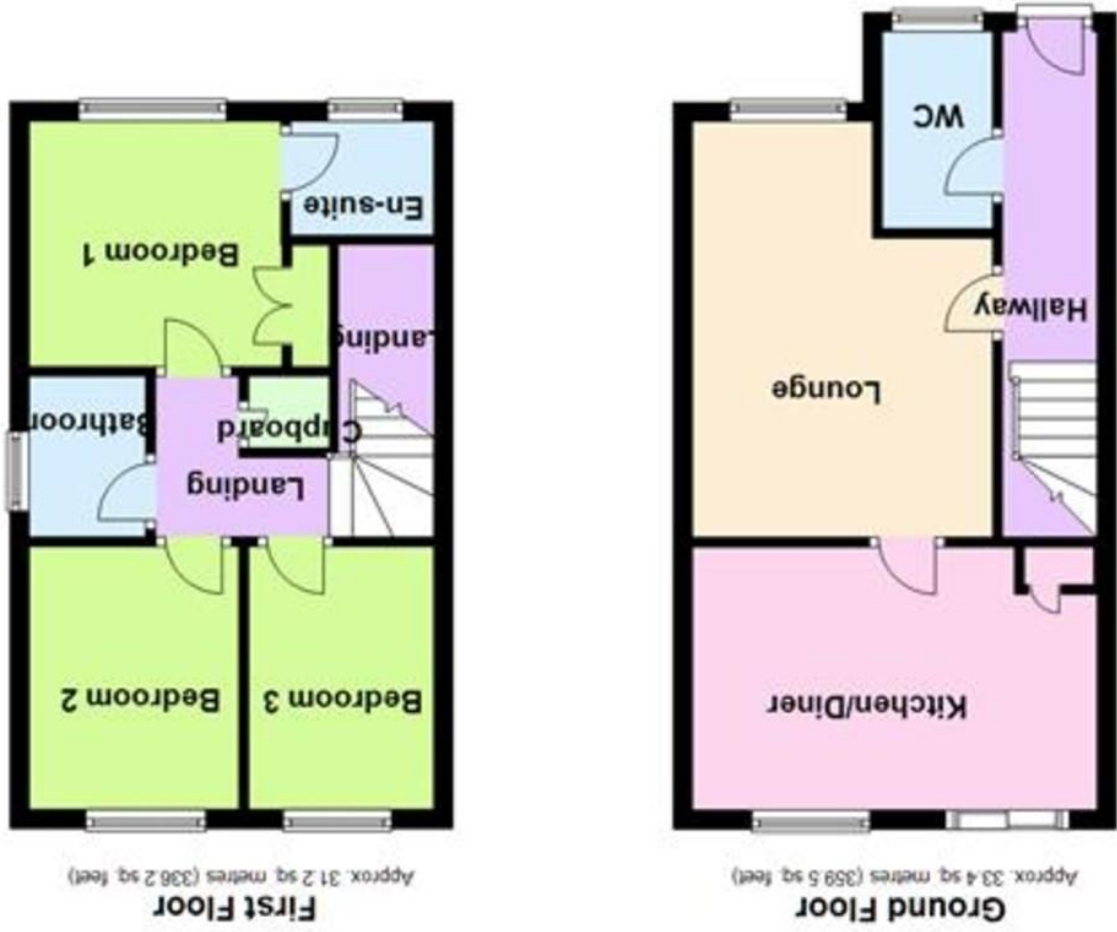
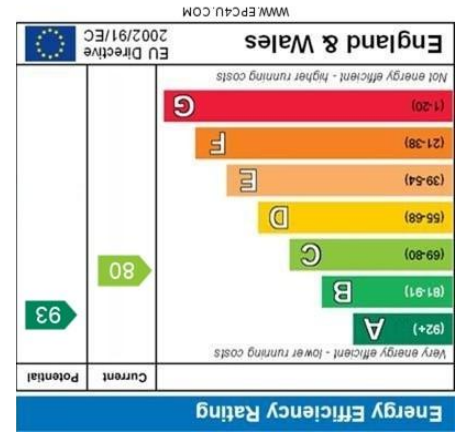


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 64.6 sq. metres (695.7 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplanner



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.



Castle Bromwich | 0121 241 1100



- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- MASTER ENSUITE
- FAMILY BATHROOM



Farndon Avenue, Marston Green, Birmingham, B37 7GY

£275,000





## Property Description

\*\*\*DRAFT DETAILS - AWAITING VENDOR APPROVAL\*\*\*

For sale is a neutrally decorated, semi-detached property, perfect for either families or couples. This inviting home offers a range of modern conveniences and a location that is hard to beat.

The property features three generously sized bedrooms and two bathrooms, offering plenty of personal space. The single reception room is a welcoming space, ideal for relaxing or entertaining guests.

At the heart of the home, you'll find a modern kitchen, complete with up-to-date appliances. In addition, the kitchen boasts an abundance of natural light and dining space, making it the perfect spot for family meals and gatherings.

One of the unique features of this property is its ample parking spaces, a convenience that makes coming and going a breeze. Additionally, the property offers a beautiful view, adding to its overall charm.

Located in an area with excellent public transport links, this property makes commuting easy. Families will appreciate the proximity to local schools, while everyone can enjoy the nearby green spaces and walking routes.

In conclusion, this property provides a blend of comfort, convenience, and location. Its neutral decor brings a sense of calm and simplicity, while its modern

**HALLWAY** 19' 0" x 3' 4" (5.816m x 1.017m) Having stairs to the first floor landing, door to the WC and a door to the lounge.

**LOUNGE** 14' 4" x 11' 4" (4.386m x 3.459m) Having a radiator, door to the kitchen and double glazed window to the front.

**KITCHEN/DINER** 14' 10" x 9' 2" (4.538m x 2.811m) Having wall, draw and base units, sink and drainer unit, splash back tiling, gas hobs and electric oven with extractor fan over, cupboard housing the central heating boiler, double glazed doors to the rear garden, double glazed door to the rear, space for a dining table, radiator, door to an under stairs cupboard and space for free standing fridge/freezer.

**LANDING** 8' 8" x 6' 0" (2.642m x 1.832m) Having doors to all bedrooms and the bathroom, door to airing cupboard and loft access.

**BEDROOM TWO** 8' 3" x 8' 8" (2.540m x 2.648m) Having a radiator and a double glazed window to the rear.

**BEDROOM ONE** 9' 8" x 8' 10" (2.964m x 2.708m) Having a radiator and a double glazed window to the front, fitted wardrobes and a door to the en suite.

**ENSUITE** 5' 8" x 6' 9" (1.740m x 2.059m) Having a shower cubical, wash hand basin, splash back tiling, WC, double glazed obscure window to the front and a radiator.

**BEDROOM THREE** 8' 4" x 5' 11" (2.550m x 1.805m) Having a radiator and a double glazed window to the rear.

**BATHROOM** 5' 7" x 6' 7" (1.703m x 2.030m) Having a bath, splash back tiling, WC, wash hand basin and a double glazed window to the side.

**REAR GARDEN** Being mainly laid to lawn with patio area and fenced boundaries.

**FRONT OF THE PROPERTY** Offers two parking spaces allocated to the property.



Council Tax Band C - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

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

Networks in your area - 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100