

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

Total area: approx 60.0 sq metres (646.1 sq feet)  
 This is an approximate guide to the relationship between rooms  
 (not to scale) and should not be used for any purpose.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- MODERN STYLE BUNGALOW
- WELL PRESENTED
- OAK DOORS THROUGHOUT
- DINING ROOM
- LANDSCAPED GARDEN
- GRAND APPEARANCE

Ashville Avenue, Birmingham, B34 6NA

£230,000



## Property Description

What a wonderful semi detached bungalow set in the heart of Ashville Avenue, this home is very well presented and would become an ideal turnkey property for a couple or small family. Set up high off the road adding an element of grandeur to the home. Block paved off road parking starts the tour of this home. Once in the front door you will see the quality on show with oak doors throughout, spacious and cosy all in one as you lead through to the lounge with dining room and open to kitchen backing onto the well landscaped rear garden. You have two double bedrooms with the master offering a bay window to front and family shower room which has been recently refurbished as with the entire home. You do not want to miss this as it won't be around long. Call Green and Company to arrange your viewing.

Parking on block paved drive for multiple vehicles with walled boundaries and steps up to front door.

HALL Has laminate flooring, loft access, radiator and oak doors to bedrooms one, two, shower room and lounge.

LOUNGE 14' 10" x 11' 3" (4.52m x 3.43m) With laminate flooring, two panel radiators, open to kitchen, open to dining room and french doors to garden.

DINING ROOM 9' 8" x 7' 3" (2.95m x 2.21m) With window to front, blinds, laminate flooring, feature lighting and panel radiator.

KITCHEN 11' 9" x 6' 9" (3.58m x 2.06m) With laminate flooring, wood worktops, contrasting wall and base units, five ring gas hob, oven, panel radiator, ceramic sink, window to rear, blinds, brick style splashback tiling, extractor.

BEDROOM ONE 13' 6" to bay x 11' (4.11m x 3.35m) With bay window to front, blinds, feature light, laminate flooring, feature radiator.

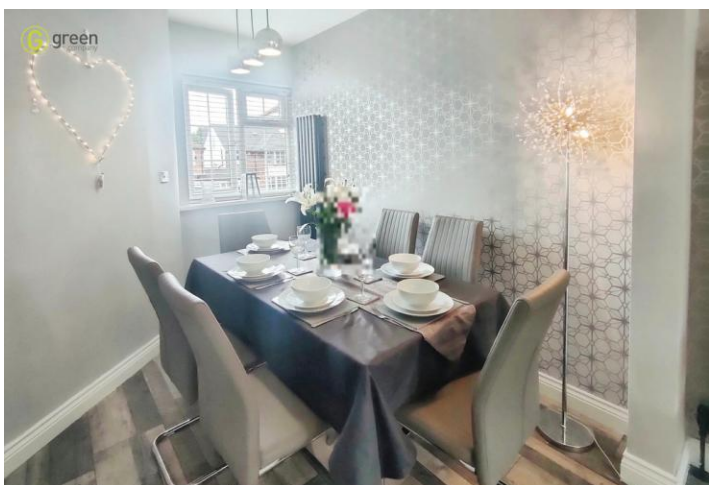
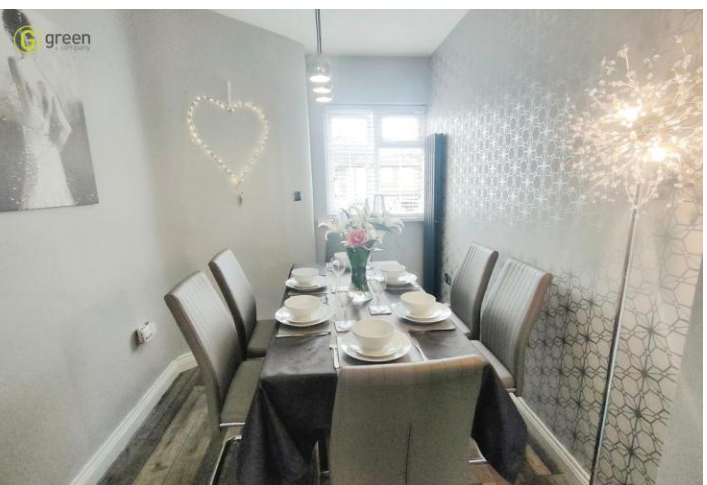
BEDROOM TWO 8' 11" x 7' 9" (2.72m x 2.36m) With laminate flooring, feature radiator, window to side.

SHOWER ROOM Is modern and recently refurbished with laminate geometric tile effect flooring, walk in shower tray and cubicle, mixer shower, tiled walls with glass mosaic feature in shower, vanity unit, back to wall WC, glass mosaic window sill, window to side, heated towel rail, three way spot.

GARDEN Is well landscaped and offers decked area, lawn, raised concrete area to rear adding additional seating area. This is really a haven to relax and unwind.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data available but limited for EE, Three, O2 Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.



Broadband Type = Superfast Highest available download speed 46 Mbps. Highest available upload speed 11Mbps. 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.

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

