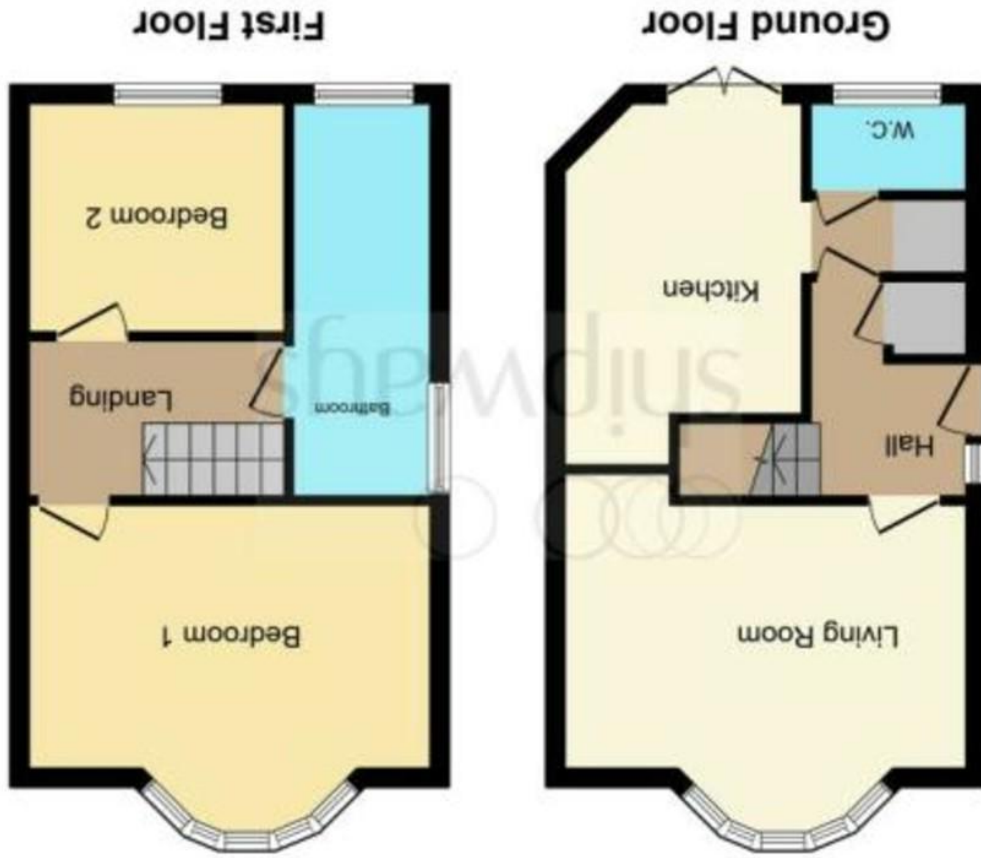
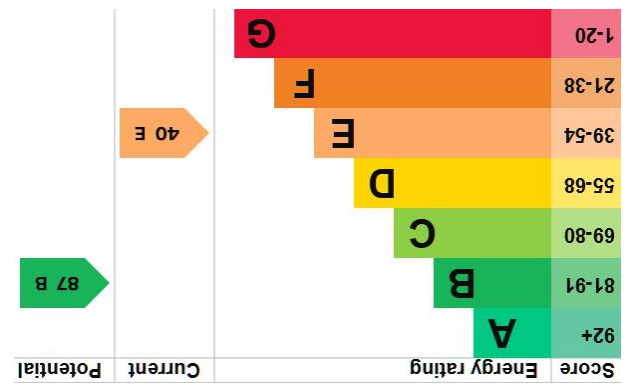


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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



- RECENTLY RENOVATED HOME
- TWO BEDROOM SEMI-DETACHED
- STYLISH KITCHEN
- DOWNSTAIRS WC
- SPACIOUS BATHROOM WITH SEPARATE SHOWER

Darley Avenue, Hodge Hill, Birmingham, B34 6JB

Offers over £210,000



Property Description

What a fantastic recently renovated two bedroom semi detached home in this ever popular location. The renovation really does set this home off into a turnkey property, ideal first time buyer home where you can just drop your furniture and relax. Stylish and functional all in one. Offering bay windowed front lounge, refitted kitchen with downstairs WC, spacious family bathroom with separate shower, one double and one single room. Recent block paved frontage fitted and secure rear garden to finish off this wonderful home. Call Green and Company to arrange your viewing.

Block paved frontage suitable for two vehicles with path leading down to front door with two steps to entrance.

HALL With glosswood effect laminate flooring with radiator, stairs to first floor and doors to kitchen, lounge and useful cloaks cupboard.

LOUNGE 13' 9" x 11' 5" (4.19m x 3.48m) Situated at the front of the home with bay window, blinds, laminate gloss wood effect flooring, radiator, spotlighting and feature light.

KITCHEN 12' 3" x 8' 7" (3.73m x 2.62m) Recently refitted to a high standard offering polished porcelain flooring, selection of wall and base units with grey wood effect worktop, induction hob, integrated oven, integrated fridge, integrated freezer, spotlighting, extractor fan, wood effect splash back and feature wall, glass wash basin with feature tap, useful utility area with plumbing for washing machine, window and door to rear.

WC Off the kitchen with back to wall WC and vanity sink, vinyl flooring and window to rear.

Stairs to first floor with laminate gloss wood effect flooring and rubber anti slip edging, metal handrail and glass balustrade and doors to bedrooms and bathroom.

BEDROOM ONE 13' 10" x 11' 8" (4.22m x 3.56m) Which is a double room with fitted wardrobes, bay window to front, blinds, laminate gloss wood effect flooring.

BEDROOM TWO 9' 1" x 7' 8" (2.77m x 2.34m) Which is a single room with laminate gloss wood effect flooring, radiator and window to rear.

BATHROOM Is spacious and recently renovated to a high standard with feature bath, heated towel rail, spotlights, WC, vanity unit and sink, double shower cubicle and mixer shower, vinyl flooring, wood effect laminate wall panelling, window to side and rear.

REAR GARDEN Has been landscaped with patio area, pathway, lawn and storage sheds to rear of garden.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data available for Three, O2, Vodafone, limited for EE
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7M bps.
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20M bps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
Networks in your area - Openreadt, 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

WANT TO SELL YOUR OWN PROPERTY?
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