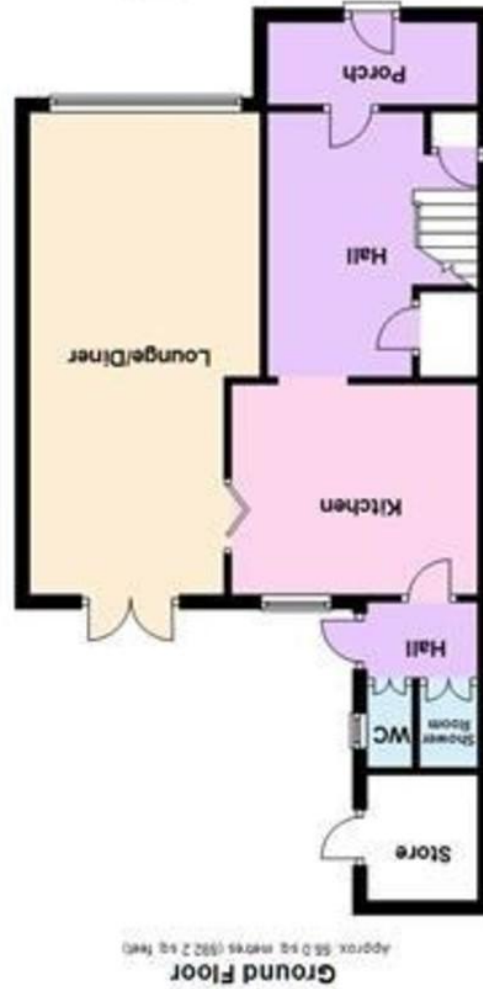
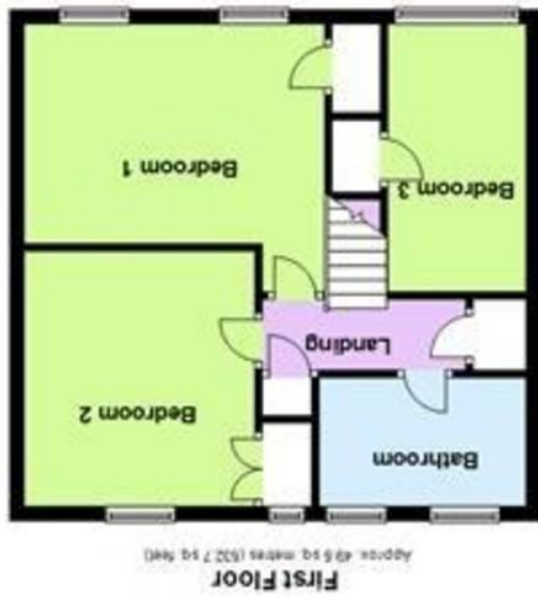


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 104.5 sq. metres (1124.8 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.
 Plans provided for info only.



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



- THREE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS WC
- SPACIOUS LOUNGE DINER
- WELL PRESENTED HOME
- FITTED WARDROBE TO BEDROOM TWO WITH WALK IN CUPBOARD



Hernefield Road, Shard End , Birmingham, B34 6PN

£230,000



Property Description

Fabulous opportunity to acquire this well presented spacious three bedroom home with ample off road parking on concrete print drive. Property comprises spacious lounge diner, generous kitchen, downstairs shower room and WC, three double bedrooms and family bathroom with separate shower cubicle, well maintained rear garden completes this wonderful home. You don't want to miss this especially if you are a first time buyer, family or investor. Call Green and Company to arrange your viewing.

Driveway is a concrete print area with space for multiple vehicles leading into porchway and door to:-

HALL With tiled flooring, stairs to first floor and door to kitchen.

LOUNGE DINER 22' 7" x 10' 10" max 9' 2" min (6.88m x 3.3m) With laminate flooring, window to front, French doors to rear, blinds, panel feature radiator, door to:-

KITCHEN 11' 7" x 10' 3" (3.53m x 3.12m) With tiled flooring, window to rear, blinds, dishwasher, cooker, fridge freezer, tiled walls, wall and base units with worktops, door to:-

INNER HALL With access to rear garden,

SHOWER ROOM With quadrant shower cubicle, electric shower and separate wc with window to side.

BEDROOM ONE 14' 2" x 10' 4" (4.32m x 3.15m) Having built-in single cupboard, built in wardrobes, two windows to front, radiator, blinds.

BEDROOM TWO 11' 1" x 10' 4" (3.38m x 3.15m) With fitted wardrobes, window to rear, built-in wardrobe (used currently as make-up room) and radiator.

BEDROOM THREE 12' 9" x 7' 2" (3.89m x 2.18m) Window to front, blinds, radiator and built-in single wardrobe.

BATHROOM Benefits from quadrant cubicle, electric shower, bath, vanity sink, wc, two windows to rear, blinds, spotlights, tiled floor and walls, radiator.

FIRST FLOOR LANDING Having storage cupboard.

GARDEN Well presented with patio area, raising up to lawns through dwarf wall and fenced boundaries.

GARDEN SHED 10' x 8' (3.05m x 2.44m)

Council Tax Band B - Birmingham City Council

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

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and 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 66 Mbps. Highest available upload speed 18 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

