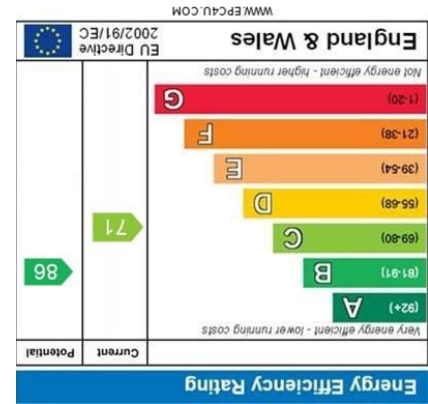


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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 Conveyer.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM MID TERRACE
- OFF ROAD PARKING
- INVESTMENT OPPORTUNITY
- FIRST TIME BUYER HOME
- TWO RECEPTION ROOMS
- GENEROUS KITCHEN

Farmoor Grove, Shard End, Birmingham, B34 7LE

£220,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Fantastic opportunity for investment or first time buyer looking to get on the property ladder. Three bedroom mid terrace home with ample parking and within 0.4 miles to nearest shops and amenities, two reception rooms, spacious kitchen, two double and single bedrooms, downstairs WC and low maintenance garden. Don't miss out call Green and Company now.

Generous drive for multiple vehicles leading into porch:-

HALL Offering radiator, stairs and doors to lounge and kitchen.

LOUNGE 13' 5" x 12' 8" (4.09m x 3.86m) With window, radiator and laminate flooring.

KITCHEN 13' 1" max x 11' 11" (3.99m x 3.63m) With wood effect units and contrasting top, sink, window and door to rear, spotlights and integrated oven, breakfast bar.

DINING 10' 6" x 7' 6" (3.2m x 2.29m) With window to rear, laminate flooring and radiator.

DOWNSTAIRS WC Is accessed through rear door and has store room next to it.

BEDROOM ONE 13' x 10' 10" (3.96m x 3.3m) With fitted wardrobe, window to front and radiator.

BEDROOM TWO 12' 5" x 8' 6" (3.78m x 2.59m) Window to rear and radiator.

BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m) With single cupboard, window to front and radiator.

BATHROOM With laminate flooring, bath, wc, vanity unit, tiled walls, heated towel rail, window to rear.

REAR GARDEN Low maintenance with paved area and store room.

Council Tax Band A - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

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

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

