

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

Total area: approx. 90.8 sq. metres (977.4 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



**LEGAL READY**

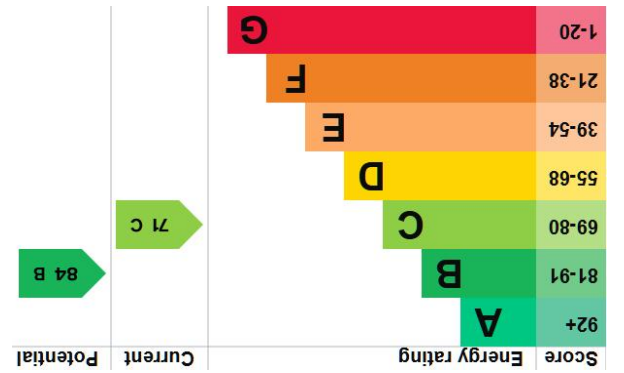
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM HOME
- BIO FUEL BURNER
- CLASSY BATHROOM
- LANDSCAPED GARDEN WITH GAZEBO AND WATER FEATURE
- STYLISH KITCHEN DINER

Shard End Crescent,  
 Shard End, Birmingham, B34 7AD

Offers Over £240,000



## Property Description

What a fabulous well presented three bedroom mid terraced home with an abundance of stylish features. Generous driveway and front lawn, oak doors adorn the upstairs, bay window to lounge with BIO FUEL BURNER, welcoming stylish kitchen diner with mood lighting, three bedrooms with fitted wardrobes to master and bedroom two and single built in to third, fantastic family bathroom, utility / workshop and the piece de resistance in the garden with water feature and gazebo seated area. Situated within 0.1 mile of local shops, amenities and transport links. This is one home that wont be around for long, don't miss out by calling Green and Company to arrange your viewing.

Gravel driveway for two vehicles leading onto ample lawn with a selection of trees and shrubbery, entrance to porch with laminate flooring and door into:-

**HALL** Having welcoming vibe with laminate flooring, radiator, utilities cupboard, classy oak and glass staircase with useful pullout drawers under stairs, doors to kitchen and lounge.

**LOUNGE** 17' 5" into bay x 11' 7" max 10' 4" min (5.31m x 3.53m) A cosy room with bio fuel burner, bay window to front with blinds, fitted book shelves, feature light and radiator.

**KITCHEN DINER** 17' 11" x 10' 1" max 7' 10" min (5.46m x 3.07m) With laminate flooring, wood effect laminate worktops, metro black brick style tiles, integrated double oven, integrated microwave, electric hob, panel radiator, window to rear, blinds, mood lighting, integrated fridge and freezer, extractor, stainless steel splash plate and the amazing instant hot water tap.

**FIRST FLOOR LANDING** Benefits from oak doors to bedrooms one, two, three, storage room, airing cupboard and bathroom, also has loft access.

**BEDROOM ONE** 11' 7" x 10' 1" to wardrobe (3.53m x 3.07m) Laminate flooring, window to rear, blinds, radiator, spotlights and fitted mirrored wardrobes.

**BEDROOM TWO** 11' 6" x 9' 11" to wardrobe (3.51m x 3.02m) With laminate flooring, window to front, blinds, radiator, spotlights and fitted mirrored wardrobes.

**BEDROOM THREE** 8' 1" x 7' 2" (2.46m x 2.18m) With laminate flooring, window to front, blinds, radiator and single built-in wardrobe/cupboard.

**BATHROOM** Another classy room with distressed wood effect vinyl flooring, oak worktop with BTW furniture and wc, vanity bowl, laminate panel wall coverings, heated towel rail, window to rear with blinds, spotlights, electric rainfall shower, metal mosaic bath panel and splash black feature, shower screen, mirrored cupboard.

**GARDEN** A relaxing haven with patio area and awning and door into workshop with boiler, lighting and work bench, as you venture down the garden you find it landscaped to a high standard with lawn and gravel leading down to the cosy seating area with gazebo and the amazing water feature to help you unwind from those stressful days!

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, O2 and Vodafone and data likely available for EE, Three and Vodafone, limited for O2

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - 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.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

