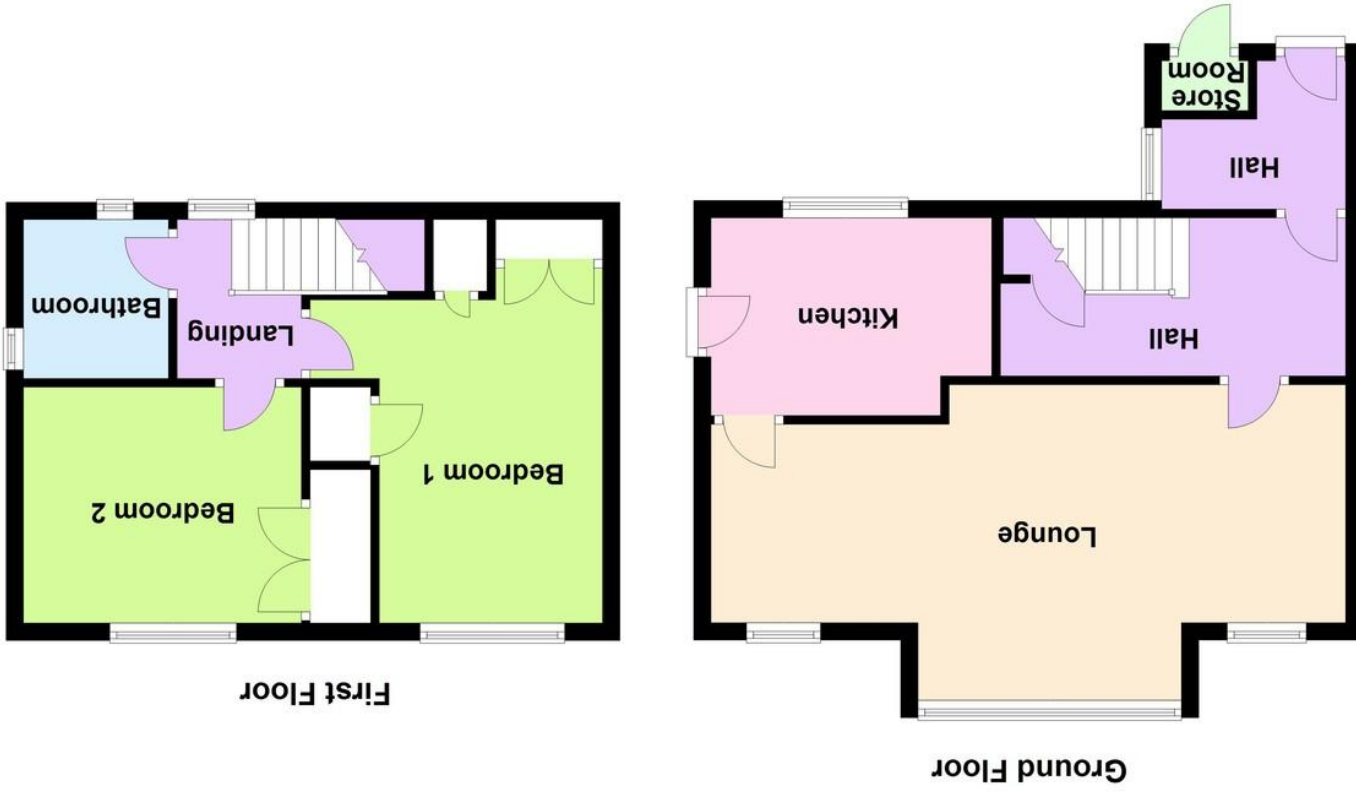


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- MODERN RE-FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN

25 Trenchard Close, Sutton Coldfield, B75 7QP

£235,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

POPULAR CUL DE SAC LOCATION - Set in close proximity to Fairfax Senior School, offering no upward chain, this two bedroom semi detached property is ideal for investment or first time buyers opportunity. The property briefly comprises of entrance porch, hall, lounge / diner, kitchen, two double bedrooms, bathroom and gardens to front and rear. The property offers further potential to extend (subject to planning permissions) as it benefits from side plot. The property must be viewed and in more detail the accommodation comprises:

ENCLOSED PORCH Having double glazed door to front, double glazed window to side and door to hall.

HALL Having door to front, under stairs storage, single radiator, ceiling light point, stairs to first floor landing and doors to:

LOUNGE/DINER 22' 4" x 9' max (6.81m x 2.74m) Having three double glazed windows to rear (one being a bay window), electric fire with wood surround, single radiator and door to kitchen.

KITCHEN 11' x 7' 4" (3.35m x 2.24m) Being fitted with a matching range of wall and floor base storage units, double glazed window to front, double glazed door to side, stainless steel sink, roll top work surfaces, tiled splash backs, tiled floor, gas cooker point, plumbing for washing machine, double radiator, extractor fan and ceiling light point.

FIRST FLOOR LANDING Having double glazed window to front, ceiling light point and doors to:

BEDROOM ONE 13' 5" x 8' 3" (4.09m x 2.51m) Having double glazed window to rear, built-in wardrobes and cupboards, double radiator and ceiling light point.

BEDROOM TWO 10' 10" x 9' 3" (3.3m x 2.82m) Having double glazed window to rear, built-in double wardrobe, double radiator and ceiling light point.

BATHROOM Having double glazed window to side and front, panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, fully tiling to walls, tiled floor, single radiator and ceiling light point.

OUTSIDE To the rear the property enjoys a Southern aspect and there is paved patio, lawn and fence surrounding, and to the front there is lawn.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for O2 & Vodafone limited availability for EE & Three and data no availability for EE limited availability for Three, O2 & 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 44 Mbps. Highest available upload speed 9 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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. 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

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