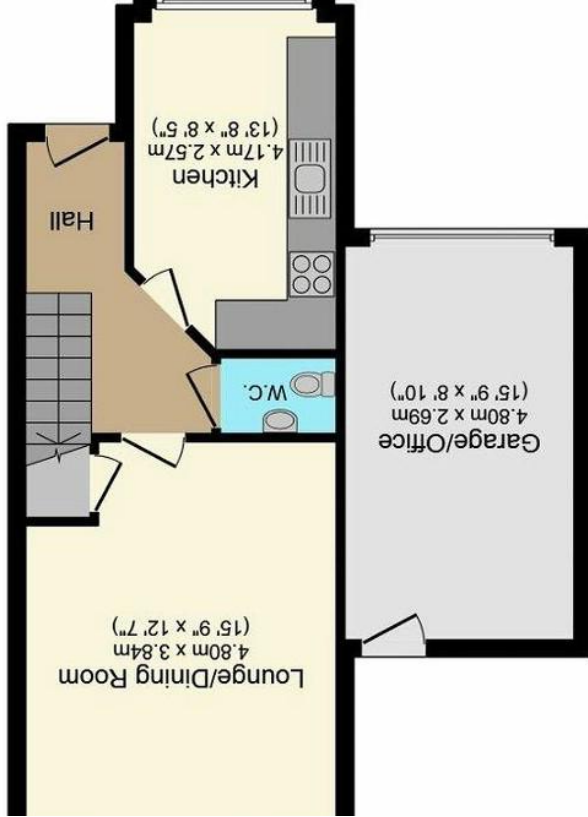


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

Total floor area 82.8 sq.m. (891 sq.ft.) approx  
 This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

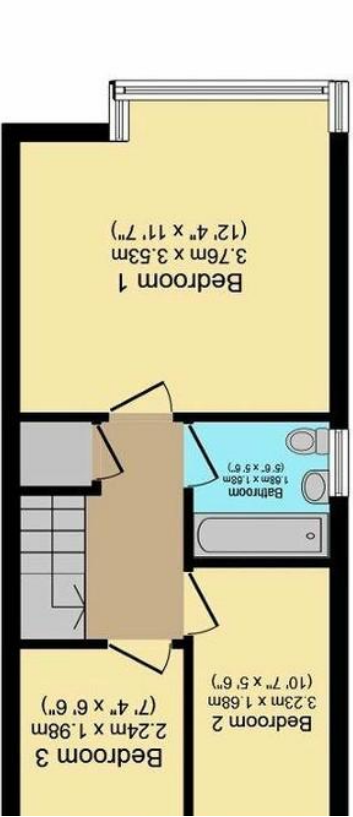
Floor area 49.7 sq.m. (535 sq.ft.) approx

**Ground Floor**

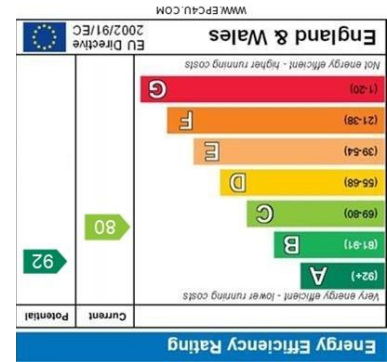


Floor area 33.1 sq.m. (357 sq.ft.) approx

**First Floor**



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



- DRIVEWAY
- ADDITIONAL RECEPTION/BEDROOM
- GARAGE STORE ROOM
- DOWNSTAIRS WC
- IDEAL FIRST TIME BUYER HOME

Greenfinch Road, Birmingham, B36 0QX

£240,000





## Property Description

Amazing opportunity to acquire the semi detached new build style home with converted garage to offer another bedroom or reception room. Three bedrooms to first floor along with bathroom, downstairs offers kitchen, spacious lounge, downstairs wc and garden space, garage has been converted and offers storage to the front. Do not miss out on this wonderful opportunity, local amenities and transport links within 0.1 mile. Call Green and Company to arrange your viewing.

Approached via fenced and gated pedestrian access with driveway and front of garage.

Entering into well presented home via hallway with laminate flooring, radiator, stairs to first floor, doors to kitchen, lounge and wc.

**LOUNGE** 15' 6" x 12' 3" (4.72m x 3.73m) Spacious room with laminate flooring, French doors to rear, blinds, two radiators, useful storage cupboard with reaches under stairs.

**KITCHEN** 13' 8" x 8' 5" (4.17m x 2.57m) With vinyl flooring, full length box window with blinds, brick effect tiled splash back, gas hob, integrated oven, extractor, selection of wall and base units, radiator.

**WC** A spacious size with vinyl flooring, radiator, sink, extractor and w.c.

**FIRST FLOOR** With doors to bedroom one, two, three and bathroom and airing cupboard, radiator.

**BEDROOM ONE** 12' 3" x 11' 7" max 9' 1" min (3.73m x 3.53m) A generous size with box window with blinds, radiator and smaller window to front.

**BEDROOM TWO** 10' 5" x 5' 7" (3.18m x 1.7m) Window to rear, blind, radiator, laminate flooring.

**BEDROOM THREE** 7' 2" x 6' 4" (2.18m x 1.93m) Laminate flooring, radiator, window to rear, blinds.

**BATHROOM** Fitted with bath, shower attachment, shower screen, sink, wc, tiling around the bath, radiator, laminate flooring, window to side.

**GARDEN** Offers outdoor seating space with paved patio and well maintained lawn and access to rear of garage.

**GARAGE CONVERSION** 16' x 8' 10" (4.88m x 2.69m) Pedestrian door entering into converted room which is being used as bedroom and office with lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Solihull

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 16 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.

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

