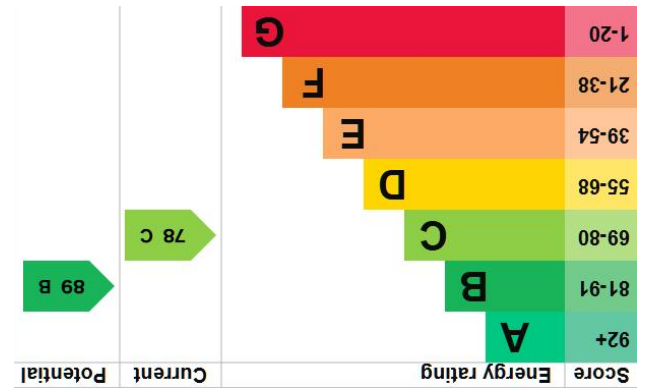


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 87.0 sq. metres (936.2 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.
 Plan produced using Planit.



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



- DETACHED FAMILY HOME
- THREE BEDROOMS
- MASTER ENSUITE
- KITCHEN/DINER
- LOUNGE
- DOWNSTAIRS WC



Farndon Avenue, Marston Green, Birmingham, B37 7XN

Offers Over £370,000

Property Description

This detached house, currently listed for sale, is a charming property in good condition. With three spacious bedrooms and two bathrooms, it offers ample space for comfort and convenience. The house also incorporates a well-proportioned reception room, providing a welcoming area for both relaxation and entertaining.

One of the standout features of the property is its generous outdoor space. A well-maintained garden offers a space for relaxation, play, making it perfect for families or anyone who enjoys spending time outdoors. Additionally, the property also includes parking facilities, adding to its practicality and convenience.

The house is ideally located with excellent public transport links, making it a convenient base for commuting or exploring the local area. The property also benefits from being within close proximity to local schools, perfect for families with school-aged children. Local amenities are also readily available, ensuring everyday essentials are never far away. Furthermore, the nearby green spaces offer a wonderful opportunity for recreation and enjoying the outdoors.

This property is ideal for first-time buyers looking to make their mark or families in search of a comfortable, convenient home. With its good condition, unique features, and desirable location, this house is a truly excellent find. This fantastic opportunity should not be missed.

HALLWAY 14' 1" x 6' 0" (4.300m x 1.843m) Having a radiator, stairs to first floor landing, door to the WC, Door to the kitchen/diner, door to the lounge and under stairs storage cupboards.

LOUNGE 14' 3" x 10' 3" (4.34m x 3.12m) Having a double glazed window to the front, double glazed bay window to the side and a double glazed door to the rear.

KITCHEN/DINER 18' 4" x 9' 0" (5.59m x 2.74m) Having wall, draw and base units, roll top work surfaces, double glazed window to the front, electric oven, gas hobs and extractor fan over, space for a fridge/freezer, washing machine, tumble dryer and dishwasher. Sink and drainer, cupboard housing a central heating boiler and space for a dining table. Doors to the rear garden.

DOWNSTAIRS WC Having a low level WC, radiator, wash hand basin and a double glazed obscure window to the side.

FIRST FLOOR LANDING 12' 4" x 6' 1" (3.770m x 1.856m) Doors to all bedrooms and the bathroom and a double glazed window to the rear.

BEDROOM ONE 14' 3" x 10' 3" (4.34m x 3.12m) Having a double glazed window to the rear, radiator, two storage cupboards and door to the ensuite.

ENSUITE 10' 0" x 3' 10" (3.05m x 1.17m) Having a shower cubicle, radiator, low level WC, wash hand basin, splash back tiling and a double glazed obscure window to the front.

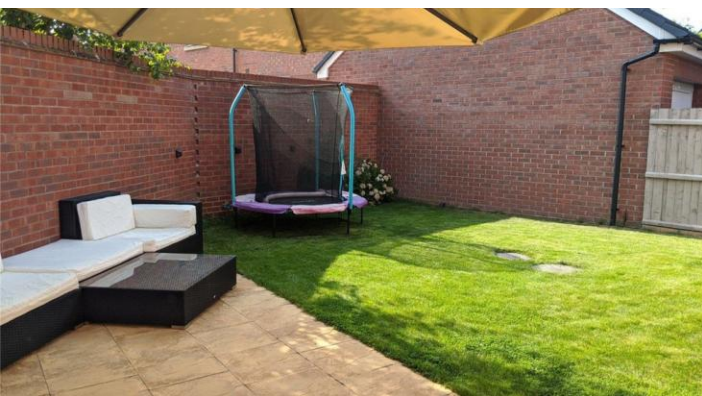
BEDROOM TWO 10' 10" x 9' 1" (3.3m x 2.77m) Having a radiator and a double glazed window to rear.

BEDROOM THREE 9' 1" x 7' 3" (2.77m x 2.21m) Having a radiator and a double glazed window to the front.

BATHROOM 5' 5" x 5' 5" (1.65m x 1.65m) Having a bath with a shower over, wash hand basin, splash tiling, low level WC, radiator and a double glazed obscure window to the front.

REAR GARDEN Being mainly laid to lawn with paved areas.

GARAGE AND DRIVEWAY 19' 11" x 9' 9" (6.07m x 2.97m) Providing off road parking for cars.



Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
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.

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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