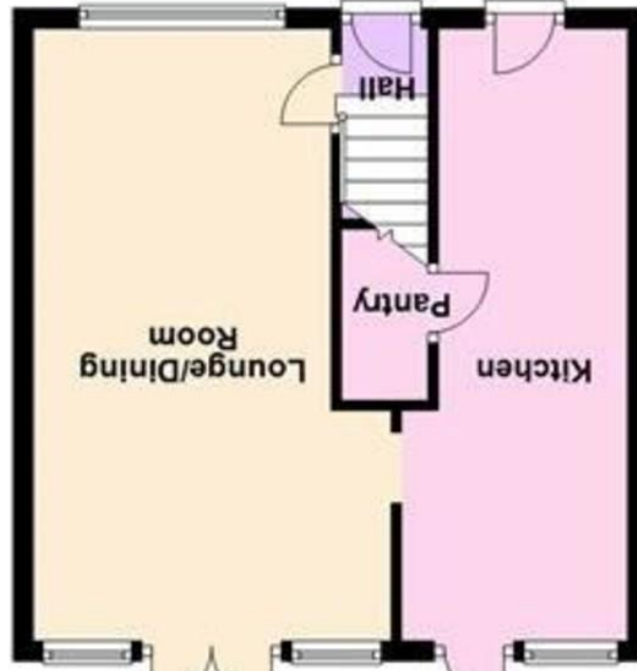
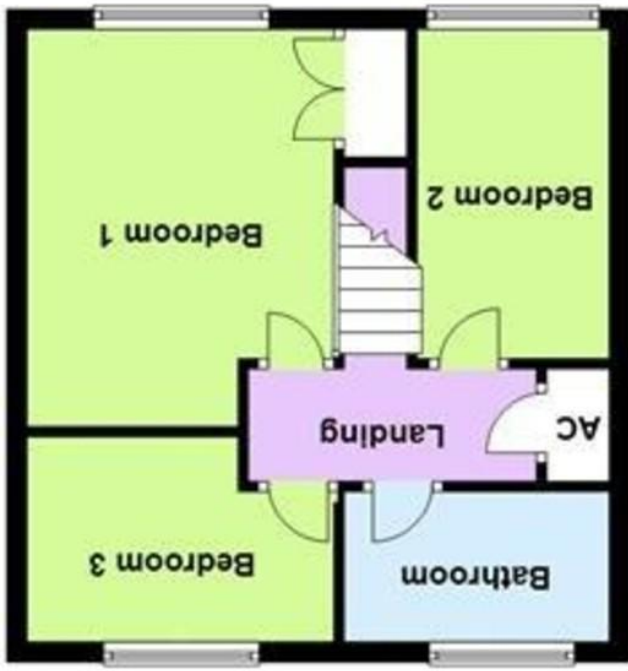


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 72.4 sq. metres (779.2 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp



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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	76 C	80 C
81-91	B		
92+	A		

Castle Bromwich | 0121 241 1100



- THREE BEDROOMS
- FAMILY BATHROOM
- DUAL ASPECT KITCHEN
- SPACIOUS LOUNGE
- REAR GARDEN
- PAVED DRIVE



Withy Grove, Kingshurst, Birmingham, B37 6DN

£210,000



Property Description

What a fantastic three bedroom home. Ideal for first time buyers or any one looking to downsize to this family home. Paved driveway and door entering into the hallway, leading to spacious lounge with french doors to garden, generous kitchen with doors to front and rear. Upstairs benefits from three bedrooms with wardrobes in bedroom one, spacious family bathroom with electric shower, rear garden. You really don't want to miss out on the fabulous opportunity. Call Green and Company to arrange your viewing.

Paved drive for two vehicles leading into:-

HALL With laminate flooring, radiator, doors to lounge and stairs to first floor.

LOUNGE 19' 3" x 11' 9" max (5.87m x 3.58m) With laminate flooring, two radiators, window to front, french doors to garden.

KITCHEN 20' 10" x 7' 5" max 6' 4" min (6.35m x 2.26m max 1.93m min) Dual aspect kitchen with door to front and rear, tiled floor, tiled splashback, wood effect units, marble effect worktop, pantry cupboard, sink, extractor, space for cooker, radiator.

FIRST FLOOR Stairs to landing with doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 13' 1" x 10' (3.99m x 3.05m) Window to front, laminate flooring, built in wardrobe and radiator.

BEDROOM TWO 11' 1" x 6' 5" (3.38m x 1.96m) With window to front, laminate flooring and radiator.

BEDROOM THREE 10' 1" x 7' 3" max 5' 3" min (3.07m x 2.21m max 1.6m min) With window to rear, laminate flooring and radiator.

BATHROOM Spacious with bath, sink, back to wall WC, electric shower, radiator, tiled floor, tiled wall, window to rear.

GARDEN Has paved patio area, lawned garden bordered with fencing.

Council Tax Band B 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, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps.
 Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100