

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Are you a first time buyer or an investor looking for a fabulously well presented home situated on Glascote Grove just off Brownfield Road. Two double bedrooms with family bathroom and separate WC to the first floor, generous dual aspect lounge diner, kitchen and useful side storage with coal store. Situated on the end with front lawn with gated access and spacious rear garden. Located within 0.3 mile from local shops, amenities and transport links. Please call Green and Company to arrange your viewing.

Accessed via gated access to front lawn and door into:-

HALLWAY With laminated flooring, radiator, utilities cupboard and doors to kitchen and lounge.

LOUNGE 21' 4" x 11' 4" (6.5m x 3.45m) Is well presented having window to front, two radiators, window to rear, laminated flooring.

KITCHEN 9' 2" x 8' 3" (2.79m x 2.51m) Having geometric style vinyl flooring, selection of wall and base units, window to rear and door to side.

SIDE STORAGE 12' 0" x 4' 6" (3.66m x 1.37m) Benefits from door to front, door to garden and useful coal store.

FIRST FLOOR With window to side, doors to bedrooms one, two, bathroom, WC and airing cupboard.

BEDROOM ONE 11' 3" x 9' 3" (3.43m x 2.82m) Benefits from cottage style door with window to rear, radiator.

BEDROOM TWO 10' 0" x 14' 7" (3.05m x 4.44m) Benefits from cottage style door with two windows to front, single built in cupboard including boiler.

BATHROOM Having tiled walls, heated towel rail, geometric vinyl flooring, bath and electric shower, window to rear.

WC Having window to side, geometric vinyl flooring and WC.

GARDEN Is a generous space and benefits from lawn and fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps. Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

