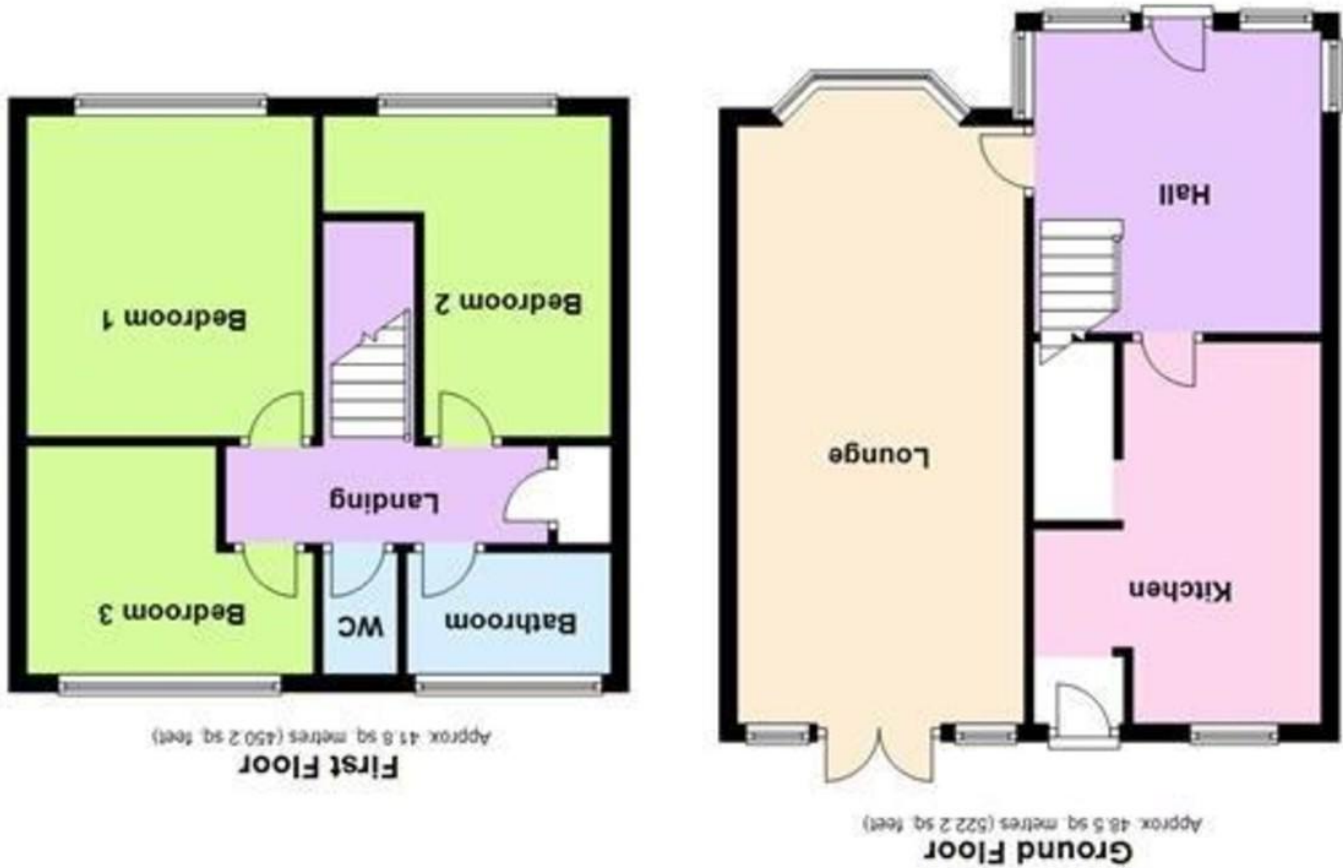
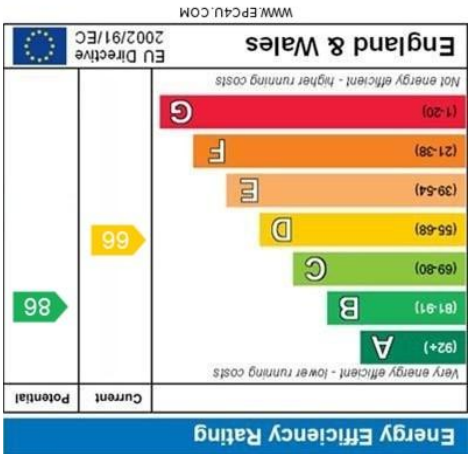


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 90.3 sq. metres (972.4 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.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- SPACIOUS KITCHEN
- DUAL ASPECT LOUNGE
- GENEROUS HALLWAY
- IDEAL LOCATION

Moorfield Road, Shard End, Birmingham, B34 6RA

Offers Over £180,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Are you a first time buyer looking for your first home or an investor looking for an opportunity . If so this is one home you don't want to miss out on. Spacious living with generous hallway , spacious dual aspect living room, breakfast kitchen, three bedrooms with family bathroom. Located 0.2 mile from Brookmeadow public open space park and gardens, 0.5 mile from local shops and amenities and good transport links, if you want to call this home ring Green and Company on 0121 241 1100 to arrange your viewing.

Lawn graces the front of the property and access into hallway .

HALL Is of a spacious nature with stairs to first floor, utilities cupboard, doors to kitchen and lounge and blinds to windows.

LOUNGE 22' 1" x 10' 8" (6.73m x 3.25m) With bay window to front with blinds, french doors with blinds to rear, two radiators, feature fireplace.

KITCHEN 14' 1" x 10' 8"max (4.29m x 3.25m) With range cooker, selection of wall and base units, window to rear, doors to rear, understairs storage, radiator, stainless steel splashback and extractor, integrated dishwasher and tiled splashback.

FIRST FLOOR

LANDING With doors to bedrooms, bathroom, WC and airing cupboard.

BEDROOM ONE 12' 11" x 10' 1" (3.94m x 3.07m) With window to front, blinds, radiator.

BEDROOM TWO 11' 7" x 10' 10" max (3.53m x 3.3m) With window to front with blinds, radiator.

BEDROOM THREE 10' 9" x 7' 4" (3.28m x 2.24m) With window to rear, blinds, radiator.

BATHROOM Benefits tiled floor and walls, bath, electric shower, sink, radiator and window to rear.

WC Has tiled floor and walls.

GARDEN Has fenced boundaries, patio area and lawn.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 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

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

