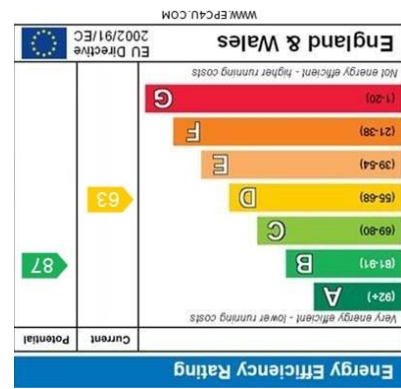


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.
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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- DRIVEWAY
- DOWNSTAIRS W/C
- CONSERVATORY

Lechlade Road, Birmingham, B43 5NG

£260,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Immerse yourself in the comfort and spaciousness of this beautiful three bed semi-detached family home, spanning over 1352 square feet. The house comprises three graciously proportioned bedrooms and one bathroom. The home benefits from a cosy living room with a comforting fireplace. The fully equipped kitchen diner, including a stove and convenient WC located in the lean too area, completes the ground floor. As for the first floor, it houses the 3 nicely spaced bedrooms, and a bathroom fitted with both a luxuriously comfortable bath and a practical shower. Cherish the contemporary layout, a blend of sophistication and practicality that guarantees a unique lifestyle experience. Come take a look yourself!

PORCH Composite front door into:-

HALLWAY Ceiling light point, radiator, stairs going up, storage cabinets to either side, laminate flooring throughout.

LIVING ROOM 13' 1" x 10' 6" (3.99m x 3.2m) Ceiling light point, bay window to front, radiator and electric fireplace.

KITCHEN/DINER 12' 3" x 16' 9" (3.73m x 5.11m) Laminate flooring throughout, two ceiling light points, wall and base units, built in oven, grill, induction hob and extractor fan, radiator, space for washer dryer, space for dishwasher, space for washing machine, pantry, sink and window to rear.

CONSERVATORY 8' 6" x 8' 5" (2.59m x 2.57m) Carpeted, ceiling light point and patio doors to rear garden.

LEAN TO Tiled, radiator ceiling light point and housing boiler.

DOWNSTAIRS WC WC, sink, ceiling light point.

FIRST FLOOR

LANDING Window to side, ceiling light point, loft access which is insulated and part boarded and doors to:-

BEDROOM ONE 12' 5" x 8' 7" (3.78m x 2.62m) Ceiling light point, window to rear, radiator and built in wardrobes.

BEDROOM TWO 11' 4" x 10' 7" (3.45m x 3.23m) Ceiling light point, radiator, window to front and built in wardrobe area.

BEDROOM THREE 7' 9" x 5' 10" (2.36m x 1.78m) Ceiling light point, radiator, window to rear.

BATHROOM 8' 0" x 5' 11" (2.44m x 1.8m) Recently refurbished being tiled, shower, WC, bath, sink with units under, towel radiator, ceiling light point, wall light, window to rear.

GARDEN Paved area, lawn, shed and a gate to access road at the rear.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for Vodafone, limited for EE, Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 145 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.

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