

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



LEGAL READY

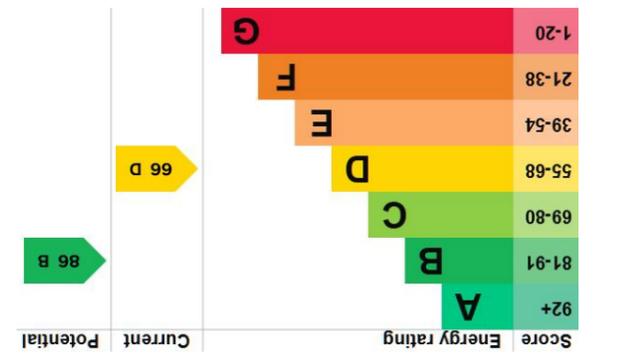
“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

You feel free to relay this to your Solicitor or License Conveyor.

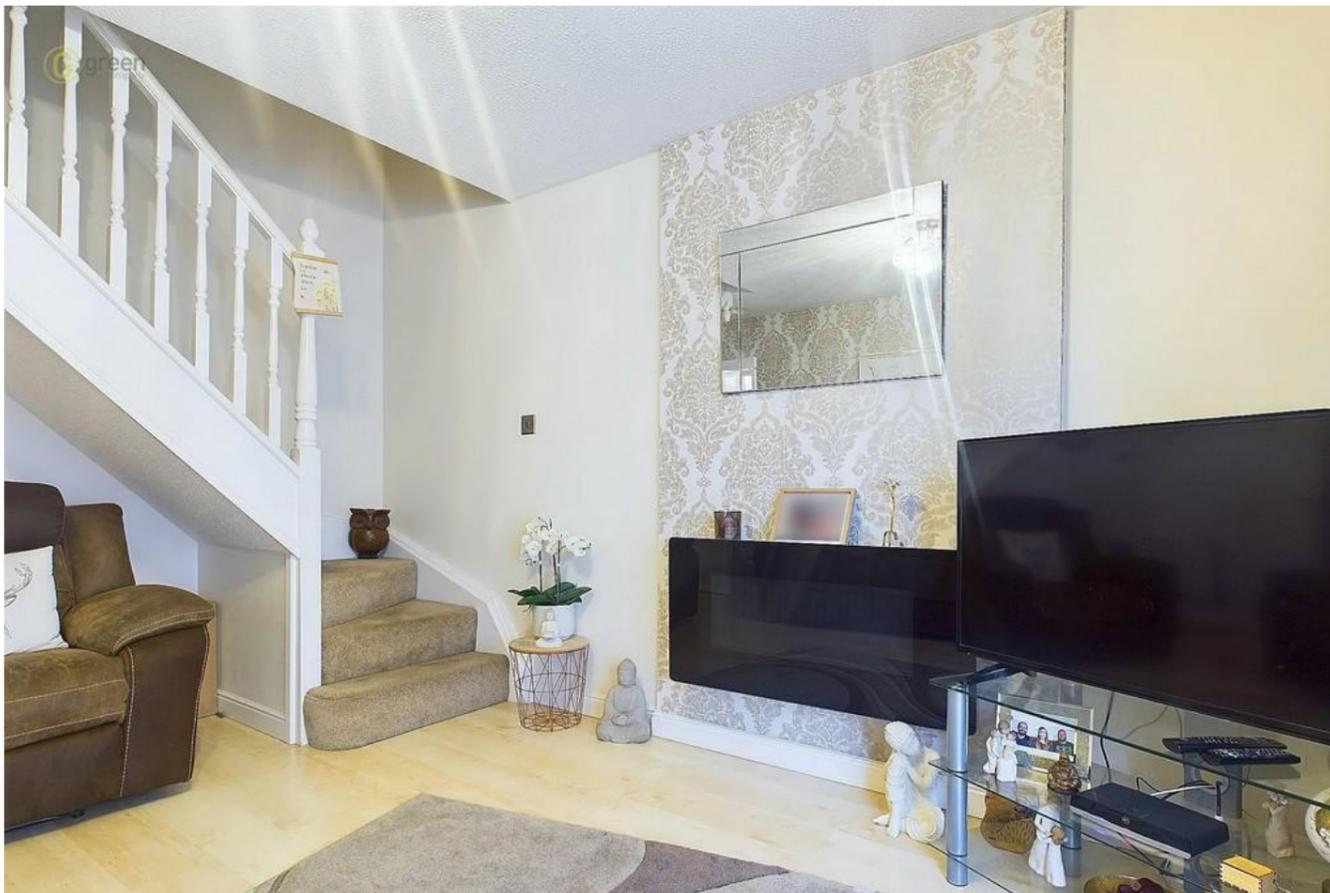


Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIMER BUYER HOME
- TWO BEDROOMS
- ENSUITE
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN

Shirland Road, Birmingham, B37 7GE | Offers Over £220,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Are you a first time buyer or someone looking to downsize, if so this lovely two bedroom semi detached home in Marston Green is for you! Generous downstairs space with kitchen, lounge and conservatory which is blessed with an air conditioning unit. First floor benefits from two bedrooms family, bathroom and en suite to master, rear garden is low maintenance and driveway is suitable for multiple vehicles. Do not miss out on this wonderful opportunity call Green and Company to arrange your viewing.

Approached via private driveway off Shirland Road with gravel area to for of property and tandem parking to side, entrance into:-

HALL With vinyl wood effect flooring, radiator and door into:-

KITCHEN 11' 9" x 11' 10" (3.58m x 3.61m) With vinyl wood effect flooring, window to front with blinds, blue and wood effect wall and base units, wood effect worktop, gas hob, oven, ceramic sink, tiled splashback, boiler and plumbing for washing machine, radiator and door to:-

LOUNGE 11' 10" x 13' 6" (3.61m x 4.11m) With laminate flooring, gas feature fire, radiator, feature light fitting, stairs to first floor and patio door to:-

CONSERVATORY 9' 8" x 12' 7" (2.95m x 3.84m) With laminate flooring, ceiling fan, french doors, blinds and air conditioning unit.

FIRST FLOOR LANDING With doors to bedrooms, bathroom and loft access.

BEDROOM ONE 11' 11" x 9' 10" (3.63m x 3m) Window to front, blinds, radiator and open to:-

ENSUITE With shower cubicle, electric shower, sink, tiled walls and vinyl floor.

BEDROOM TWO 5' 11" x 9' 9" (1.8m x 2.97m) Has window to rear with blinds, radiator and single wardrobe cupboard.

BATHROOM Benefits from bath, sink, WC, vinyl flooring, radiator and window to rear.

GARDEN Is very low maintenance with paved flooring, sculptured borders, side access.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps.



Highest available upload speed 20Mbps.

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