



## Property Description

### NO ONWARD CHAIN

NEW TO MARKET this maisonette offers a comfortable and convenient living space ideal for buyers. This two bedroom first floor maisonette has a fantastic location in a peaceful neighbourhood with excellent public transport links, nearby schools, and local amenities, this home offers both convenience and serenity. Whether you're looking to relax in a quiet environment or explore the vibrant surroundings, this property caters to a variety of lifestyles.

Don't miss this opportunity to own a maisonette with a blend of comfort and space. Give us a call to book your viewing!

LANDING Providing access to all living areas and stairs leading down to front door.

LIVING ROOM 12' x 12' 10" (3.66m x 3.91m) Carpeted and having double glazed window, radiator, ceiling light and power points.

KITCHEN 9' x 6' 3" (2.74m x 1.91m) Having a range of wall and base units, double glazed window, radiator, ceiling light and power points.

BEDROOM ONE 14' 7" x 9' 9" (4.44m x 2.97m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 11' 4" x 8' 2" (3.45m x 2.49m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 5' 5" x 6' 2" (1.65m x 1.88m) Having double glazed window, bath with overhead shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and Vodafone, limited for Three and O2.

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, Openreach

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 leasehold with approximately 87 years remaining. Service Charge is currently running at £0 and is reviewed yearly. The Ground Rent is currently running at £0 and is reviewed yearly. 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 Solicitors 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 321 3991

