





## Property Description

This beautifully presented and much improved terraced house has the advantage of a garage and multi-vehicle off road parking to front.

Served by gas central heating and double glazing, the property is situated just off Shady Lane, well placed for a comprehensive range of services and amenities including; schooling, shops and transport and the property has been fully improved throughout.

Having the advantage of a refitted shower room, superb refitted breakfast kitchen, conservatory with underfloor heating and lovely lounge, the property provides three first floor bedrooms.

An internal inspection of this splendid home is highly recommended and in more detail comprises;

**ENTRANCE PORCH** With metal framed gate, storage cupboard housing tumble dryer, further store and double glazed door leading to:-

**RECEPTION HALL** With column radiator, airing cupboard with heating, ceramic tiled flooring and further cupboard under stairs.

**FITTED BREAKFAST KITCHEN** 15' 5" x 9' 10" (4.7m x 3m) With glazed oak framed door to the hall, excellent range of units incorporating; stainless steel sink unit with mixer tap, base cupboards, wall cupboards, induction hob with extractor over, microwave and electric oven, under lighting, splash backs to work surfaces, column radiator, storage cupboard, double glazed window to front and part glazed oak framed door leading to:-

**LOUNGE** 9' 8" x 15' 10" (2.95m x 4.83m) With feature radiator and bi-fold doors leading through to:-

**DINING ROOM/CONSERVATORY** 8' 9" x 11' 3" (2.67m x 3.43m) With electric underfloor heating, tiled flooring, warm air blow heater from central heating system.

### FIRST FLOOR

**LANDING** With access to loft and oak doors leading to all rooms.

**BEDROOM ONE** 12' 3" x 9' 8" (3.73m x 2.95m) With radiator, double glazed window to front.

**BEDROOM TWO** 6' 9" x 10' 11" (2.06m x 3.33m) With radiator, double glazed window to rear.

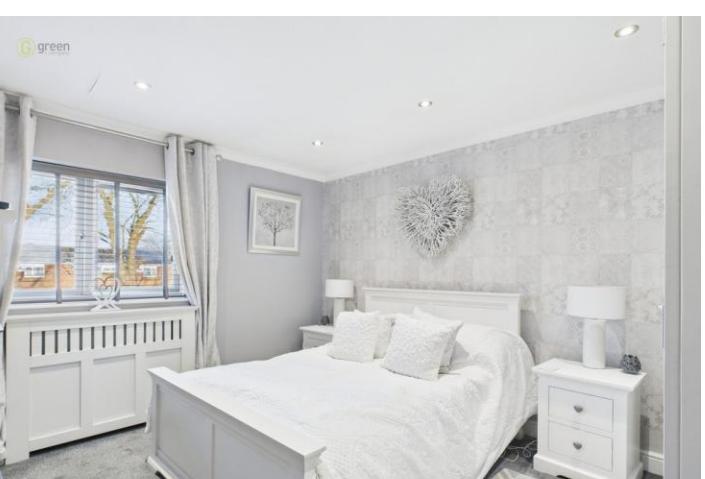
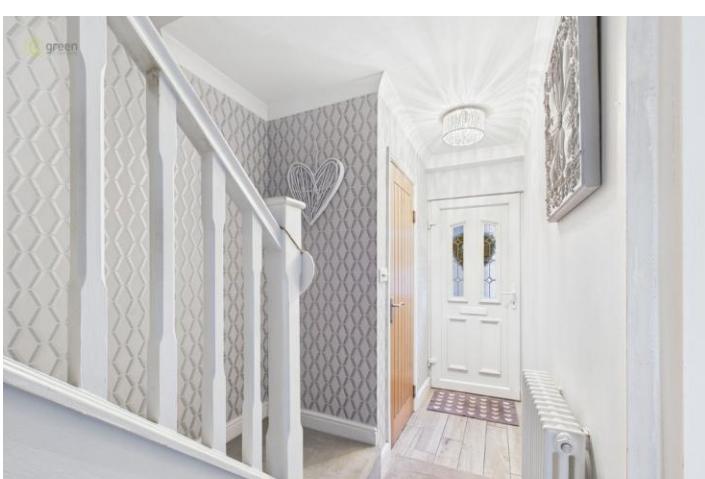
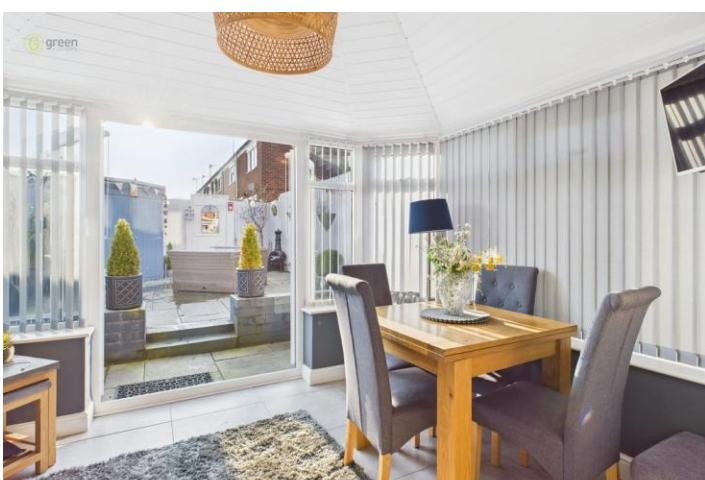
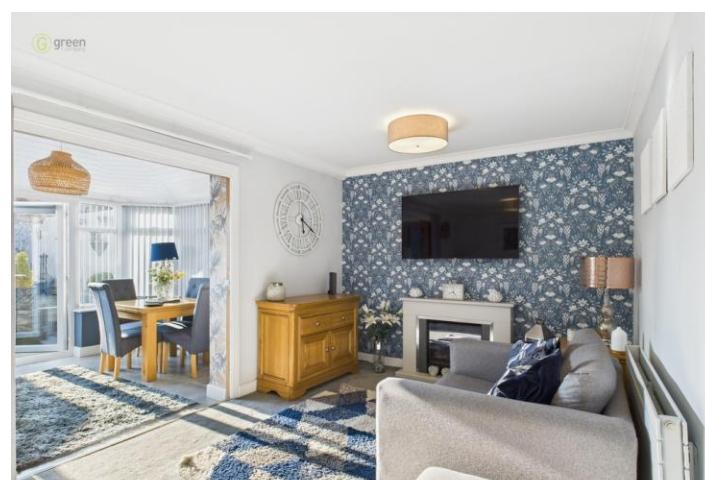
**BEDROOM THREE** 13' 3" x 4' 9" (4.04m x 1.45m) Being an L-shaped room with radiator, double glazed window to rear.

**SHOWER ROOM** 7' 10" x 6' 0" (2.39m x 1.83m) Tiled walls, chrome ladder radiator, white suite comprising; wash basin with mixer tap, low level WC, double shower compartment with thermostatic shower over, two double glazed windows.

### OUTSIDE

**GARAGE** 16' 3" x 9' 2" (4.95m x 2.79m) With double doors to front, Worcester gas fired central heating boiler, radiator, electric, lights and power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The house stands behind a creteprint style driveway with parking for multiple vehicles. To the rear is an enclosed low maintenance garden being predominantly paved with fenced boundaries, electric light, power points, cold water tap and wooden shed.



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 6 Mbps. Highest available upload speed 0.7Mbps. Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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 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

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