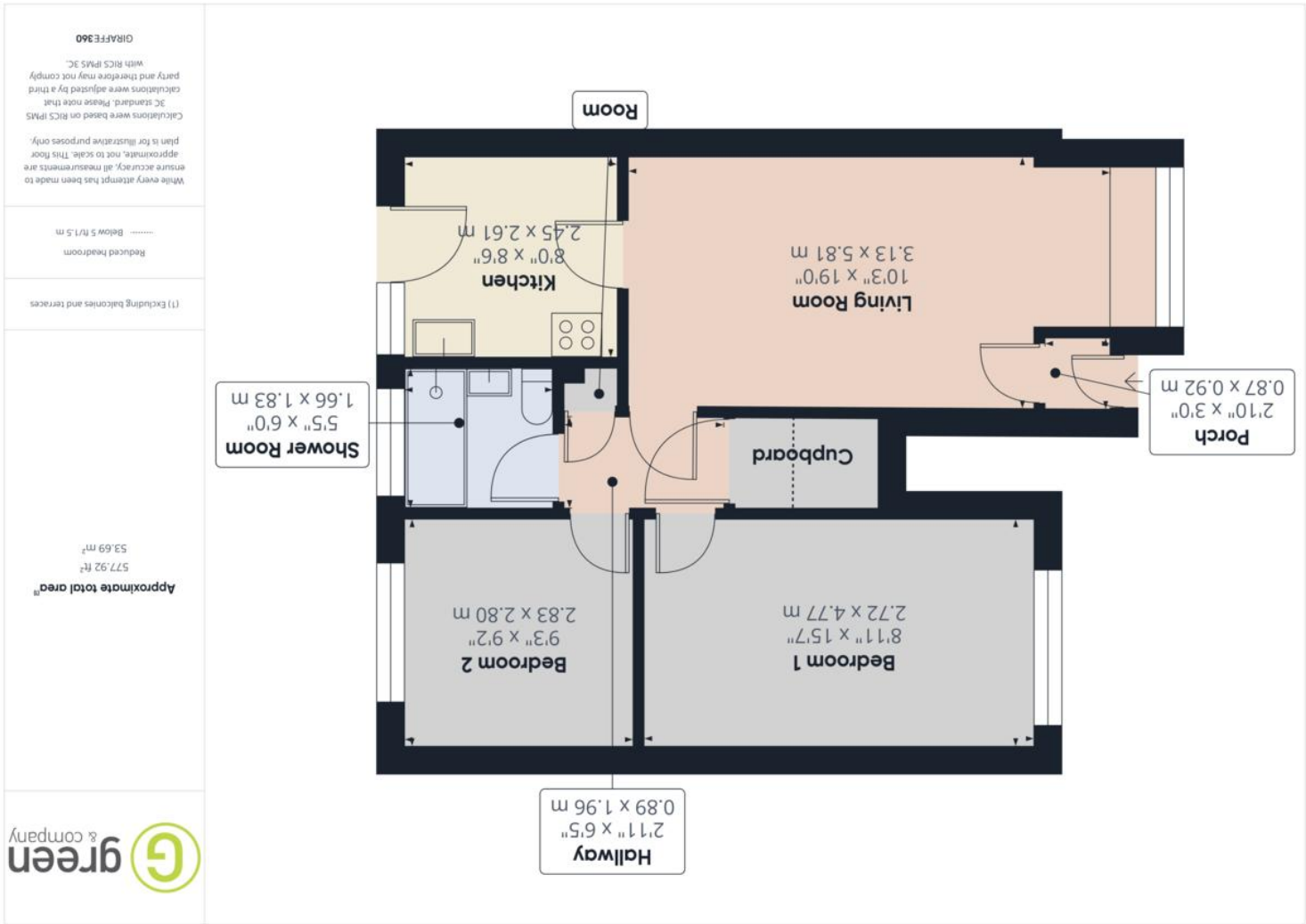


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



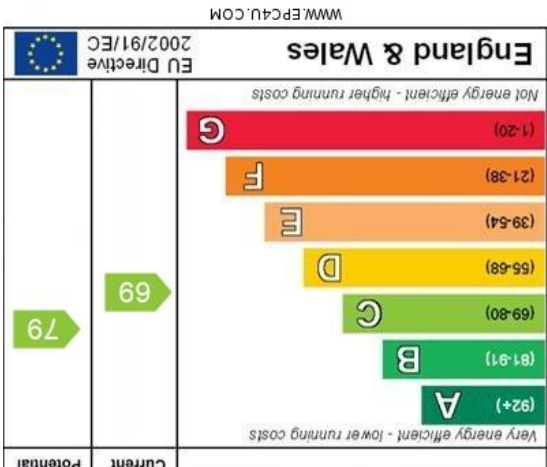
LEGAL READY

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.

"How does this help me?"

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.



Walmley | 0121 313 1991



- A GROUND FLOOR TWO BEDROOM MAISONNETTE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GARAGE EN-BLOC

39 Lyneham Gardens, Minworth, Sutton Coldfield, B76 1XH

£175,000



Property Description

A WELL PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE -Set in a highly sought after location with superb access to local junior schools, local amenities and main roads this well presented ground floor two bedroom maisonette has an extended lease and must be viewed internally and briefly comprises of entrance hall, lounge, fitted kitchen, two bedrooms, bathroom, gardens to front and rear and garage in separate block. The property is offered with NO UPWARD CHAIN

Outside to the front the property is set back behind a lawned fore garden and pathway.

ENCLOSED PORCH Being approached by a double glazed entrance door.

LIVING ROOM 19' 00" x 10' 03" (5.79m x 3.12m) Having fireplace with surround an hearth fitted with electric fire, coving to ceiling, wall mounted electric storage heater, double glazed window to front, door through to inner lobby and further door through to kitchen.

KITCHEN 8' 06" x 8' 00" (2.59m x 2.44m) Being fitted with a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap and tiled splash back surrounds, fitted electric hob with extractor over, built in electric cooker beneath, space and plumbing for washing machine, space for fridge and space for freezer, double glazed window to rear and double glazed door giving access to rear garden.

BEDROOM ONE 15' 07" x 8' 11" (4.75m x 2.72m) Having double glazed window to front, wall mounted electric storage heater.

BEDROOM TWO 9' 03" x 9' 02" (2.82m x 2.79m) Having double glazed window over looking rear garden.

SHOWER ROOM 6' 00" x 5' 05" (1.83m x 1.65m) Being reappointed with a white suite, comprising low flush WC, wash hand basin with chrome mixer tap, full complementary tiling to walls, walk in double shower cubicle with mains shower over, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

INNER HALLWAY Having useful built in under stairs storage cupboard, further cupboard housing hot water cylinder and shelving and doors leading off to bedrooms and shower room.

OUTSIDE To the rear there is a well maintained enclosed garden with full width paved patio and pathway leading to neat lawn with a variety of shrubs and trees with fencing to perimeter, timber framed garden shed and gated access to rear.

GARAGE (UNMEASURED) There is a garage in a nearby separate block, with up and over door to front to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for Vodafone limited availability for EE, Three & O2 and data likely availability for Vodafone limited availability for EE, Three & 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 1000 Mbps. Highest available upload speed 100 Mbps.

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 leasehold with approximately 124 years remaining. Service Charge is currently running at £0 and is reviewed annually. The Ground Rent is currently running at £56 per half year and is reviewed annually. 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.