



## Property Description

POPULAR RESIDENTIAL LOCATION - This immaculately presented modern style end of terraced occupying this popular location with excellent public transport links, nearby schools, and local amenities within easy reach.

The spacious accommodation which is ideal for families and couples is approached via a welcoming reception hallway with the guest wc off. The spacious family lounge exudes warmth and comfort, offering a relaxing space where you can unwind after a long day. One of the standout features of this room is the direct access to the garden, allowing natural light to flood the room and providing an easy transition from indoor to outdoor living. To the heart of the home is undoubtedly the bespoke kitchen which is well-equipped and designed for ease of use, making meal preparation a pleasure rather than a chore.

To the first floor the property boasts a total of three bedrooms two of the bedrooms which are spacious doubles, and one single, providing ample living space for all members of the family. Each bedroom is well-proportioned and offers a tranquil retreat from the hustle and bustle of daily life. The property also features a well appointed family bathroom, adding a touch of modern luxury to the home.

Outside to the front of the property is set back behind a multi vehicle driveway providing off street parking and to the rear and a lovely enclosed landscaped rear garden, providing the perfect spot for outdoor entertainment or simply enjoying the sunshine.

In summary, this property offers a rare opportunity to acquire a beautifully presented home in a highly sought-after location. Don't miss out on this unique property.

Outside to the front the property is set well back from the road behind a pathway and shingle foregarden with driveway providing off road parking, pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached via a hardwood composite reception door with spindle staircase off to first floor accommodation, useful under stairs storage cupboard, vinyl flooring, feature designer vertical radiator and doors leading off to kitchen, living room and guest cloakroom.

GUEST CLOAKROOM Having a white suite, comprising a low level WC, pedestal wash hand basin, useful built in storage cupboard, vinyl flooring, vanity mirror and feature designer vertical radiator.

LIVING ROOM 15' 03" x 11' 11" (4.65m x 3.36m) Having a double glazed window to rear, double glazed French doors giving access out to rear garden and laminate flooring.

KITCHEN 9' 09" x 8' 00" (2.97m x 2.44m) Having been refitted with a bespoke matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with retractable hose style mixer tap with splash back surrounds, fitted halogen hob with extractor set in canopy above, built in electric cooker beneath, space for fridge/freezer, space and plumbing for washing machine, laminate flooring and double glazed window to front elevation.

REAR GARDEN Outside to the rear there is a well maintained landscaped, enclosed rear garden with full width paved patio, with gazebo over, low maintenance Astro turf lawn with shingle borders and further pagoda and to the bottom of the garden, fencing to perimeter and gated access to the front.

FIRST FLOOR LANDING Approached by a spindle staircase passing double glazed window to side, access to loft and doors off to all rooms.

BEDROOM ONE 11' 06" x 9' 05" (3.51m x 2.87m) Having two double glazed windows to front, feature designer radiator, half wood panelling to walls, two useful built in storage cupboards.

BEDROOM TWO 9' 09" x 7' 01" (2.97m x 2.11m) Having laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM THREE 9' 03" x 6' 11" (2.82m x 2.11m) Having designer radiator, laminate flooring and double glazed window to rear.

BATHROOM Being well appointed with a white suite comprising panelled bath with mains rain water shower over and mixer tap, vanity wash hand basin with chrome mixer tap with cupboards below, close couple low flush WC, full complementary tiling to walls and vinyl flooring, feature designer vertical radiator, wall mounted vanity mirror, electric shaver point.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and limited availability for EE, Three, O2 & Vodafone

Broadband coverage -  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 295 Mbps. Highest available upload speed 47 Mbps.

Networks in your area:-

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.

