

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

Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- FOUR BEDROOMS
- CONSERVATORY
- DOWNSTAIRS WC
- GARAGE
- GENEROUS LOUNGE DINER

St. Giles Road, Tile Cross, Birmingham, B33 0HL

Offers In Region Of
£250,000



Property Description

Wow what a wonderful four bedroom end terraced home. If you are looking for a spacious home which is very well presented then this is for you, generous lounge dining room, kitchen, downstairs WC, conservatory – fabulous stainless steel bannister, family bathroom and four bedrooms. Recently fitted electric roller shutter door to garage and superb block paved driveway. Call Green and Company now to arrange your viewing.

Ample block paved driveway leading to:-

PORCH With door into garage, tiled floor, window to side, oak and glass door to:-

HALL With wood effect tiled flooring, radiator, geometric tiling to base of stairs, door to kitchen and lounge.

LOUNGE DINER Having laminate flooring, window to front, blinds, ceiling fan with light, radiator, serving arch to kitchen, patio door to conservatory with blinds.

KITCHEN Having a range of wood units, complimentary worktop, wood effect tiled floor, cooker, washing machine, dishwasher, spotlights, window to rear with blinds, fridge freezer and tiled splash back.

CONSERVATORY With tiled flooring, spotlights to floor, ceiling fan, blinds and patio door.

DOWNSTAIRS WC Is a funky room with library style wall paper, WC, sink and mirror.

FIRST FLOOR LANDING Accessed via stairs with stainless steel rail, airing cupboard, window to side with blind and doors to bedrooms and bathroom, loft access with loft ladder.

BEDROOM ONE Situated to front of home with window, blinds, built in dressing table and drawers, fitted sliding mirror wardrobe.

BEDROOM TWO Having laminate flooring, window to front, blinds, wardrobe and radiator.

BEDROOM THREE Having window to rear, blinds, laminate flooring, fitted mirror wardrobe.

BEDROOM FOUR Having window to rear, blinds, wardrobe, fitted desk, laminate flooring.

BATHROOM Having tiled flooring, quadrant shower cubicle with mixer jet shower, heated towel rail, feature glass bowl, corner WC, spotlights, window to rear, blinds and tiled walls.

GARDEN Is a lovely space with block paved patio, path leading to rear of garden with pegoda bench and maintained lawn.

GARAGE 19' 11" x 8' 10" (6.07m x 2.69m) Electric roller shutter, oak door off porch. lighting, power sockets and work benches.
(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 available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area: - 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 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