



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a wonderfully presented semi detached home situated on a corner plot giving expansive driveway and landscaped rear garden. This home really is a dream with real wood floors, refitted howdens kitchen, solid roof conservatory, two double bedrooms, master with shower and family bathroom. The luxurious feel you get from this home is apparent from the moment you step in. You do not want to miss out on this opportunity. Call to arrange your viewing at Green and Company.

Approached via walled boundary onto block paved driveway which is an expansive space suitable for multiple vehicles and access to:-

PORCH With tiled floor and door to:-

HALL With wood floor, stairs to first floor, radiator and door to:-

LOUNGE 12' 11" x 11' 11" (3.94m x 3.63m) Accessed via cottage style door with its bay window to front, blinds, real wood flooring, electric feature fire, radiator, cottage style door to understairs storage with boiler and utilities, cottage door to:-

KITCHEN 15' 11" x 6' 5" (4.85m x 1.96m) Which has been refitted to a high standard with howdens kitchen, having modern style units, grey beech worktops and splashback features, Franke sink, integrated tumble dryer and washing machine, integrated fridge and freezer, breakfast bar, gas hob with oven and stainless splashback, stable UPVC door to:-

CONSERVATORY 12' 1" x 8' 9" (3.68m x 2.67m) Benefits from real wood floor, solid roof and ceiling with spotlights, blinds, french doors to garden, radiator.

FIRST FLOOR LANDING With window to side and doors to bedrooms, and bathroom.

BEDROOM ONE 13' 1" x 9' 8" (3.99m x 2.95m) Accessed via cottage door and benefits from fitted wardrobes by sharps, laminate flooring, ceiling fan with light, two windows to front with blinds, radiator, cottage door to built in shower cubicle with bi-fold door, tray, mixer shower and tiled cubicle.

BEDROOM TWO 9' 5" x 8' 11" (2.87m x 2.72m) Accessed via cottage door and benefits from fitted wardrobes by sharps, ceiling fan with light, laminate flooring, radiator, window to rear with blinds.

BATHROOM Also accessed via cottage door with bath, mixer shower, bath screen, back to wall furniture with sink and WC, window to rear with blinds and tiled walls.

GARDEN Is landscaped with block paved pathway leading from front of home, block paved patio area and feature artificial lawn set over two step down features.

GARDEN SHED Is a generous size and benefits laminated panelling to exterior, electric sockets and lighting inside.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 70Mbps. Highest available upload speed 20Mbps.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

