



## Property Description

This semi-detached property is currently listed for sale. The house comprises of three bedrooms, two of which are double rooms and one is a single room.

The property benefits from a kitchen with dining space, offering the opportunity to create a comfortable and functional kitchen diner, ideal for families or couples. The property is also enhanced with a lean too, further adding to the unique features of this home.

The house boasts two spacious reception rooms, with the first one featuring large windows, ensuring plenty of natural light floods into the room. This makes it the perfect space to relax or entertain.

There is one bathroom present in the property, and despite its need for renovation, it has the potential to be a modern and functional space.

The property falls under council tax band B. It is conveniently located with public transport links nearby, making commuting effortless. In addition, local amenities are within reach, adding to the convenience of living in this area. For those with children, the proximity to nearby schools is a huge advantage.

This property is ideally suited for families and couples who are looking for a home that they can renovate and make their own. Its spacious rooms, potential for a kitchen diner, and great location make it a perfect choice.

**HALLWAY** Having laminate flooring, radiator, wall light, stairs to first floor.

**LOUNGE** 18' x 9' 8" (5.49m x 2.95m) Bay window to front, wall lights and radiator.

**KITCHEN/DINER** 11' 2" x 5' 2" (3.4m x 1.57m) Wall and base units, sink, window to rear, space for fridge/freezer, space for washing machine, opening into dining area, two wall lights, radiator and patio door to rear garden.

### FIRST FLOOR

**BEDROOM ONE** 13' 2" x 9' 10" (4.01m x 3m) Bay window to front, ceiling light point and radiator.

**BEDROOM TWO** 12' 4" x 9' 8" (3.76m x 2.95m) Ceiling light point, window to rear, radiator.

**BEDROOM THREE** 7' x 5' 4" (2.13m x 1.63m) Ceiling light point, radiator, window to rear.

**BATHROOM** 6' 2" x 5' 4" (1.88m x 1.63m) Vinyl flooring, toilet, sink, towel radiator, bath, electric shower, window to front.

**REAR GARDEN** Unable to access as fully overgrown.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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 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?

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