



## Property Description

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

Available for sale is a lovely 3-storey property, offering a total area of 974 square feet. The house has been thoughtfully constructed to maximize space and provides a comfortable and spacious living environment. On the ground floor, you'll find a well-sized kitchen, a convenient guest cloakroom, and a generous living room, making it the perfect spot for family gatherings and relaxation. The first floor consists of two comfortable bedrooms, and a bathroom fitted with a bath. The second floor houses another two bedrooms, together with an en-suite to the master bedroom furnished with a shower for added convenience. In total, the property boasts 4 sizable bedrooms and 2 aesthetically pleasing bathrooms and a guest cloakroom. An extra multifunctional room to the rear of the garden comes as a bonus, providing you further space to adapt to your lifestyle. This attractive home provides an ideal balance of comfort and functionality, ready to be transformed into your dream abode.

The property is approached via a paved pathway leading to front entrance door.

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point and door through to :-

LOUNGE 10' 9" x 13' 10" (3.28m x 4.22m) Having double glazed window to front, central heating radiator, ceiling light point, doorway through to dining kitchen and door to guest cloakroom.

GUEST CLOAK ROOM Having a white suite comprising; low flush WC, wash hand basin set into worktop unit, tiled splashbacks, vertical heated towel rail and ceiling light point.

KITCHEN/DINER 14' 2" x 8' 2" (4.32m x 2.49m) Having a range of base, wall and drawer units with work surfaces over, integrated oven with four ring gas hob, extractor/light above, stainless steel unit with mixer tap and drainer to side, tiled splashbacks, space and plumbing for washing machine, space and point for slimline dishwasher, built in dining corner chair, space and point for upright fridge freezer, cupboard housing gas central heating boiler, two ceiling light points, double glazed window to rear and double glazed French doors out to rear garden.

### FIRST FLOOR

LANDING Approached via return staircase, having stairs to second floor landing, double glazed window to front, central heating radiator, two ceiling light points and doors off to two bedrooms, bathroom and useful storage cupboard.

BATH ROOM Having a white suite comprising; low flush WC, p-shaped panel bath with telephone shower attachment, tiled splashbacks, vertical heated towel rail, wash hand basin set in vanity unit, tiled walls, obscure double glazed window to rear and ceiling light point.

BEDROOM TWO 7' 8" x 13' 2" (2.34m x 4.01m) Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE 8' 0" x 8' 11" (2.44m x 2.72m) Having double glazed window to front, central heating radiator and ceiling light point.

### SECOND FLOOR

LANDING Approached via easy tread staircase to second floor landing having access to loft space, central heating radiator and doors off to two bedrooms.

BEDROOM ONE 10' 9" x 15' 5" (3.28m x 4.7m) Having double glazed window to front, fitted wardrobes, central heating radiator, ceiling light point and door to ensuite.

ENSUITE Having obscure double glazed window to rear, low flush WC, pedestal wash hand basin, shower cubicle with fitted shower, chrome vertical heated towel rail and ceiling light point.

BEDROOM FOUR 7' 4" x 6' 9" (2.24m x 2.06m) Having double glazed window to rear, central heating radiator and ceiling light point.

REAR GARDEN Having raised decked patio area, rest of the garden is laid mainly to paving, fenced boundaries and multi-functional garden room.

MULTI-FUNCTIONAL GARDEN ROOM 13' 3" x 7' 4" (4.04m x 2.24m) Having power, two fluorescent lights and windows to garden.

Council Tax Band C 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 12 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 109 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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 & 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 & 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 4441

