



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This versatile 2-story property boasts a total area of 707 square feet with an ideal floor plan for maximized living space. The first floor features a practical extended kitchen, a comfortable through lounge/dining room that could be utilized suitably to meet individual needs. The superior floor presents two well-proportioned bedrooms to retreat after a long day, a clean and neat bathroom equipped with a bath, and a dedicated office space/bedroom three for those who are working from home or need a quiet study area. Notably, it offers a perfect blend of clever functional design and comfort with a total of 3 bedrooms and 1 bathroom. Its private and comfortable composition is perfect for anyone seeking a smart and contemporary living solution.

The property is approached via block paved driveway with steps to side leading upto:-

ENCLOSED PORCH /having double glazed window and door and front entrance door into:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point and doors off to through lounge and kitchen.

THROUGH LOUNGE 22' 11" x 9' 11" (6.99m x 3.02m) Having walk in double glazed bay window to front, two central heating radiators, double glazed windows and patio door to rear garden, coving to ceiling, two wall light points and two ceiling light points.

FITTED KITCHEN 13' 7" x 4' 9" (4.14m x 1.45m) Having a range of base, wall and drawer units with work surfaces over, circular stainless steel sink unit with mixer tap and drainer to side, integrated oven and grill, four ring gas hob with extractor/light chimney above, tiled splash backs, double glazed window to rear, additional double glazed window to side, central heating radiator, integrated fridge, integrated freezer, space and plumbing for washing machine and ceiling spotlighting.

FIRST FLOOR Approached via return staircase to first floor landing having obscure double glazed window to side, access to loft space, ceiling light point, doors off to bedrooms and bathroom.

BEDROOM ONE 11' 1" x 9' 11" (3.38m x 3.02m) Having double glazed window to rear, central heating radiator, built in storage cupboard and ceiling light point.

BEDROOM TWO 11' 5" x 9' 8" (3.48m x 2.95m) Having walk in double glazed bay window to front, central heating radiator, ceiling light point and a range of fitted wardrobes.

BEDROOM THREE/OFFICE 6' 2" x 5' 2" (1.88m x 1.57m) Having double glazed window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; low flush WC set into vanity unit, wash hand basin set in vanity unit, panelled bath with fitted shower over, obscure double glazed window to rear, complimentary wall tiling, chrome vertical heated towel rail and ceiling light point.

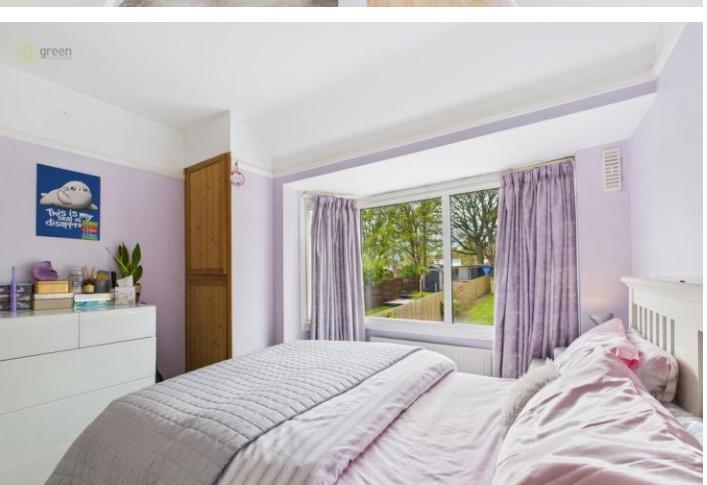
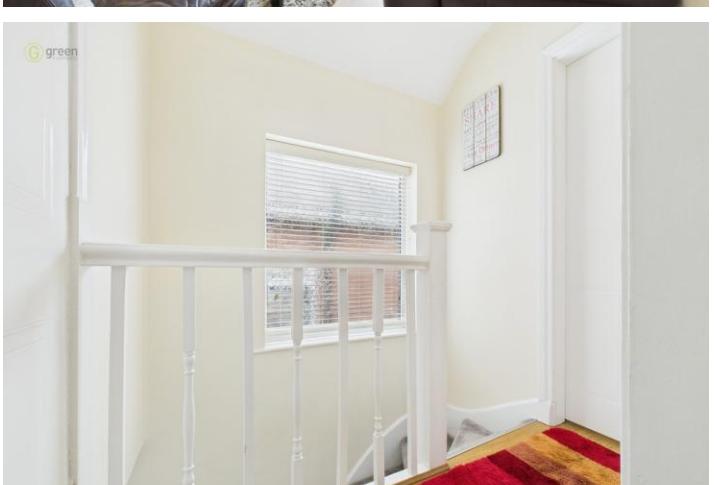
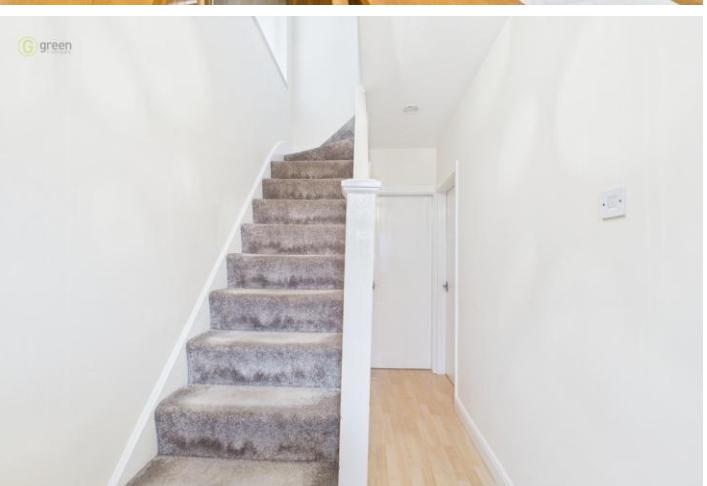
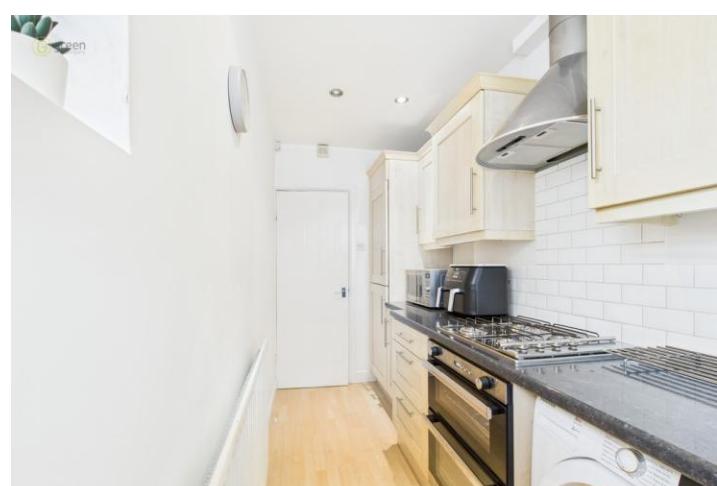
LEAN TO 22' 5" x 2' 8" (6.83m x 0.81m) Having doors to front and rear and wall mounted gas central heating boiler.

OUTSIDE

ATTRACTIVE REAR GARDEN Having paved patio area to steps which lead to lawn, fenced boundaries, to the rear is gated access to rear parking.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available



but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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

*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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441