





## Property Description

This delightful 2-storey property boasts a total area of 1115 square feet located in a peaceful neighbourhood. The home features an efficient floor plan that caters to modern living. On the ground level, you'll find a spacious through lounge, perfect for family gatherings and relaxation. It also features a practical kitchen, a convenient WC/Utility space and a secure garage offering ample storage space. Heading up to the first floor, it hosts three comfortable bedrooms providing private spaces for relaxation. Also featured on this floor is a shower room. With its thoughtful layout and versatile spaces, this is the perfect home for anyone seeking a blend of comfort and functionality.

The property is approached via a multi vehicle driveway with lawn to side and steps leading to enclosed porch.

**PORCH** Having double glazed sliding door, tiled flooring and feature front entrance door to reception hall.

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

**THROUGH LOUNGE** 25' 9" x 11' 5" (7.85m x 3.48m) Having double glazed window to front, double glazed sliding patio door to rear garden, two central heating radiators, coving to ceiling, two ceiling light points, feature fireplace with fitted electric fire.

**KITCHEN** 10' 9" x 6' 6" (3.28m x 1.98m) plus 6' 4" x 8' 7" (1.93m x 2.62m) Having a range of base, wall and drawer units with worksurfaces over, stainless steel sink unit with mixer tap and drainer to side, space and point for slot in cooker, central heating radiator, laminate flooring, two double glazed windows to rear, tiled splash backs, wall mounted gas central heating boiler, double half doors to useful storage under stairs, space and point for fridge freezer, two ceiling light points and door through to:-

**INNER HALLWAY** Having ceiling light point, door to rear, sliding door to WC/Utility area and door to garage.

**UTILITY/GUEST CLOAKROOM** 6' 3" x 4' 11" (1.91m x 1.5m) Having low flush WC, obscure window to rear, space and plumbing for washing machine, space and point for dryer, ceiling light point.

### FIRST FLOOR

**LANDING** Approached via return staircase and having obscure double glazed window to side, access to loft space, coving to ceiling, ceiling light point, doors off to three bedrooms and bathroom.

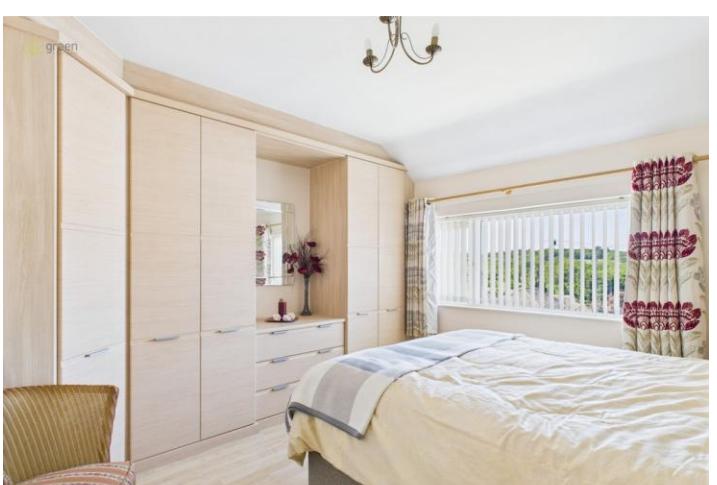
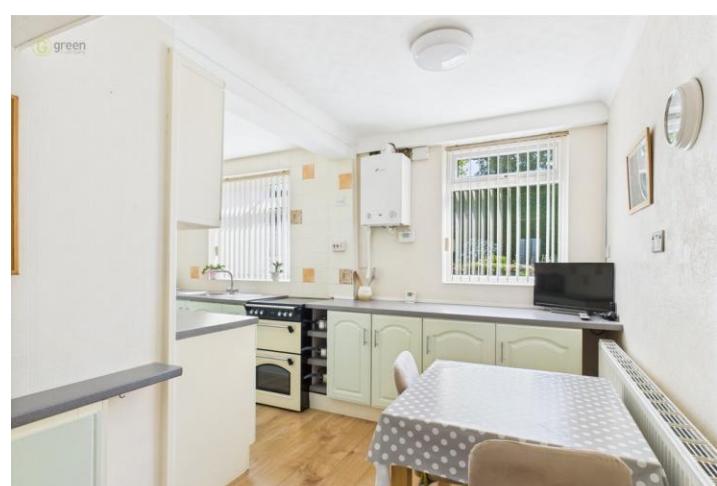
**BEDROOM ONE** 11' 9" x 11' 4" (3.58m x 3.45m) Having double glazed window to front, laminate flooring, central heating radiator, ceiling rose, ceiling light point and a range of fitted wardrobes and drawers.

**BEDROOM TWO** 11' 9" x 11' 3" (3.58m x 3.43m) Having double glazed window to rear, central heating radiator and ceiling light point.

**BEDROOM THREE** 8' 3" x 6' 7" (2.51m x 2.01m) Having double glazed window to front, central heating radiator and ceiling light point.

**BATHROOM** Having a white suite comprising; low flush WC, wash hand basin set in vanity unit, walk in shower cubicle with fitted shower, obscure double glazed windows to rear and side, central heating radiator, double doors to useful storage cupboard, tiled splash backs and ceiling light point.

**ATTRACTIVE REAR GARDEN** Having paved patio area with steps up to lawn, hedged boundaries, cold water tap.



**GARAGE** 14' 2" x 11' 11" (4.32m x 3.63m) Having metal up and over door, fluorescent strip light, concrete flooring and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps. Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 16Mbps. 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

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