



## Property Description

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

Block paved drive with dropped curb leading to front door,

HALLWAY Tiled flooring, gas central heating, small double glazed window out to front of house, ceiling lights

LOUNGE 15' 8" x 11' (4.78m x 3.35m) Carpeted flooring, double glazed window to front, gas central heating radiator, feature electric fire place, ceiling lights, double doors leading:-

DINING ROOM 14' 9" x 9' 3" (4.27m x 2.82m) carpeted flooring gas central heating radiator, ceiling lights, double glazed patio doors leading to rear garden, door leading to:-

DINING KITCHEN 13' 11" x 9' 1" (4.24m x 2.77m) ceiling lights, gas central heating radiator, double glazed patio doors leading to garden, stainless steel mixer tap, fitted hob with fan, fitted oven/microwave, space for double fridge, double glazed windows to front and rear, door leading to:-

W/C tiled flooring, mixer tap, toilet

FIRST FLOOR LANDING carpeted flooring, ceiling lights, first door leading to:-

BEDROOM FIVE 7' 9" x 8' 4" (2.36m x 2.54m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to rear

BEDROOM ONE 13' 2" x 9' 1" (4.01m x 2.77m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to rear, fitted wardrobe, door leading to:-

EN SUITE fully tiled, mixer tap sink, toilet, walk in shower.

BEDROOM FOUR 10' 4" x 9' (3.15m x 2.74m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to front, fitted wardrobe/ bedside table

BEDROOM SIX 7' 1" x 8' 1" (2.16m x 2.46m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to front, fitted wardrobe.

FAMILY BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m) half tiled walls and tiled flooring, mixer tap sink, gas central heating radiator, bath tub with mixer tap and shower head, toilet.

SECOND FLOOR LANDING Carpeted flooring, ceiling lights, door leading to store room, another door leading to:-

BEDROOM THREE 11' 4" x 11' 7" (3.45m x 3.53m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to front, fitted wardrobe and vanity table

BEDROOM TWO 11' 8" x 9' 6" (3.56m x 2.9m) Carpeted flooring, ceiling lights, gas central heating radiator, double glazed window to rear, large fitted wardrobe

GARDEN Wood fenced surround, paved patio leading to wooden decking at back, access to dining room and kitchen

Council Tax Band E - Birmingham

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

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

### Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

