

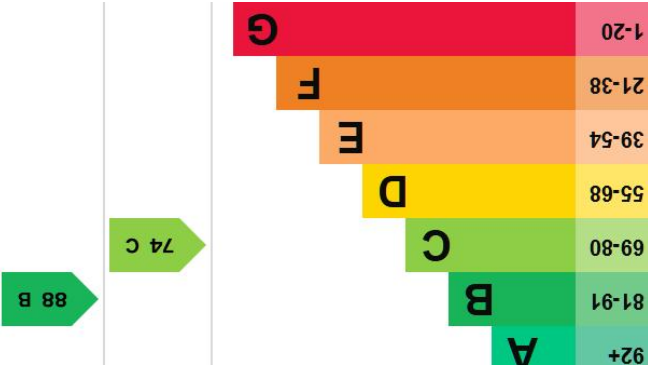
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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 Conveyor.



Castle Bromwich | 0121 241 1100



- NO CHAIN
- MID TERRACED HOME
- THREE BEDROOMS
- BATHROOM
- OPEN LOUNGE
- KITCHEN

Clopton Crescent, Bacons End , Birmingham, B37 6QU

Offers over £190,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Being welcomed to market is this fabulous opportunity to acquire a three bedroom, mid terrace home in the sought-after location of Clopton Crescent in Chelmsley Wood. Being conveniently located close to local schooling, amenities and transport links, this home is one that is sure to meet the requirements of investors, first time buyers and home movers alike. This home will need an element of modernisation but offers the ideal purchaser the chance to add their own touches.

Benefitting from porch, open lounge, breakfast kitchen, conservatory, three bedrooms, bathroom, garage to the rear and private front and rear gardens. This truly is a great home to get onto the property ladder! Call today to arrange your appointment.

Approaching the property you are greeted with a low maintenance front garden leading to:-

PORCH Tiled with UPVC door leading into:-

LOUNGE Open plan with stairs to the right leading up, carpeted flooring, radiator, double glazed bay window.

KITCHEN Breakfast kitchen being fitted with a mixture of shaker style floor and wall units, space for appliances, linoleum flooring, double glazed window looking out the rear garden.

CONSERVATORY Accessed via sliding doors from the kitchen, with laminate flooring and French doors to the rear garden.

FIRST FLOOR LANDING Carpeted flooring, access to the loft, doors leading to all bedrooms and shower room, also with storage cupboard.

BEDROOM ONE Carpeted and double-glazed window to the front of the property.

BEDROOM TWO Carpeted, radiator and double-glazed window to the rear of the property.

BEDROOM THREE With wooden effect laminate flooring, storage cupboard with mirrored front, radiator and double-glazed window to the front of the property.

BATHROOM With linoleum flooring, corner bath with electric shower over, pedestal sink and toilet unit.

GARDEN Low maintenance with half slabs and half pebbled, garage to the rear with access via the garden gate or shared service road.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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.

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