







## Property Description

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

The property is approached via a paved multi-vehicle driveway leading to feature front entrance door into:-

**RECEPTION HALL** Having stairs off to first floor, central heating radiator, ceiling light point and doors off to useful storage cupboard under stairs and dining room.

**LOUNGE** 9' 0" x 13' 10" (2.74m x 4.22m) Having double glazed walk in bay window to front, central heating radiator, coving to ceiling, ceiling light point and door to dining room.

**DINING ROOM** 15' 8" x 9' 10" (4.78m x 3m) Having obscure double glazed window to side, central heating radiator, two ceiling light points and open access through to dining kitchen.

**DINING KITCHEN** 14' 4" x 10' 9" (4.37m x 3.28m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl sink unit with mixer tap and drainer to side, space and plumbing for washing machine, integrated oven with four ring gas hob above, extractor fan, double glazed windows to rear, double glazed door to rear and ceiling light point.

### FIRST FLOOR

**LANDING** Approached via return staircase and having access to loft space, ceiling light point, doors to bedrooms and bathroom.

**BEDROOM ONE** 8' 8" x 12' 1" (2.69m x 3.68m) Having double glazed window to front, central heating radiator and ceiling light point.

**BEDROOM TWO** 9' 3" x 9' 10" (2.82m x 3m) Having double glazed window to rear, central heating radiator and ceiling light point.

**BEDROOM THREE** Having double glazed window to front, central heating radiator and ceiling light point.

**BATHROOM** Having a white suite comprising; low flush WC, p-shaped enamel bath with fitted shower over, wash hand basin set in vanity unit, tiled flooring, tiled splash backs, obscure double glazed window to rear and ceiling light point.

### OUTSIDE

**ATTRACTIVE REAR GARDEN** Having paved patio area with steps upto further paved patio area with lawn adjoining, fenced boundaries, fitted floor level trampoline, metal shed, cold water tap, tradesman side entrance.

Under the Code of Practice for Residential Estate Agents Green and Company now declare that the vendor of the property is an employee of Green and Company, and we now report that fact.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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