







## Property Description

This enticing 3-story property boasts 3 well-proportioned bedrooms and a lovely family bathroom. On the ground floor, a welcoming, naturally light filled living room flows into a cozy kitchen that features an integrated oven and hob and charming fireplace, perfect for family gatherings and intimate dinners alike. Venturing upstairs reveals the first floor that accommodates a neatly tiled bathroom augmented by a relaxing bath. The 2 double bedrooms on this floor come with built-in storage perfect for those looking for a room to fit all. Journeying to the top floor, you will discover the 3rd bedroom that offers ample potential to make your own, fulfilling any exclusive living or entertainment needs you have. Outside you will find a mature garden made for sunny afternoons, following the path you will find the rear garage that offers great size and possibility.

With considerate design throughout, this inviting property maintains a homely, lived-in warmth while affording you the flexibility to integrate your unique lifestyle and taste.

OUTSIDE TO THE FRONT Block paved driveway with path leading to front door, dropped kerb, along with side entry to rear garden.

PORCH Double glazed window and door leading to hallway.

FRONT RECEPTION ROOM 14' 0" x 8' 9" (4.27m x 2.67m) Having double glazed window to front, carpeted, gas fireplace, ceiling lights and door to hallway.

KITCHEN 9' 11" x 15' 9" (3.02m x 4.8m) Having wall and base units, integrated hob with extractor fan, mixer tap, sink, space for washing machine, integrated oven, space for fridge and built-in storage, gas fire, double glazed windows to rear, double glazed door leading to rear, half tiled, tiled flooring.

FIRST FLOOR LANDING Ceiling light, carpeted, electric heater and double glazed window to front, built-in storage.

BATHROOM 4' 10" x 5' 10" (1.47m x 1.78m) Having wc, hand wash basin, bath with taps and shower over, mirror cupboard, extractor fan and built-in storage, double glazed window to rear and tiled walls with vinyl flooring.

BEDROOM ONE 12' 1" x 8' 9" (3.68m x 2.67m) Built-in storage surrounding the bedframe, dressing table built-in, double glazed windows to front, carpeted, ceiling light.

BEDROOM TWO 9' 11" x 9' 6" (3.02m x 2.9m) Built-in desk, built-in wardrobes and overhead bed storage, double glazed windows to rear, carpeted, ceiling light and electric heater.

SECOND FLOOR LANDING Ceiling light.

BEDROOM THREE 14' 4" x 8' 1" (4.37m x 2.46m) Double glazed windows to the front, double glazed window to rear, built-in wardrobe, carpeted, ceiling light.

REAR GARDEN Having tiled patio flooring, Astro turf area, patio leading to garage at the rear, side entrance leading to the front of the property.

GARAGE Power and lighting, double glazed window facing the house, access for cars. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham

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

Mobile coverage for:  
EE - Good in-home and outdoor

O2 - Good (outdoor only)  
Three and Vodafone - Variable in-home, good outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.  
Broadband Type = Superfast Highest available download speed 259 Mbps. Highest available upload speed 39 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