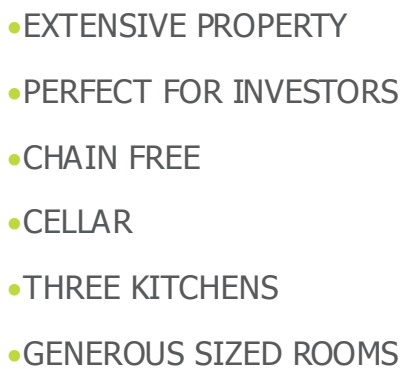


LEGAL READY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		



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Auction Guide Price
£325,000



Property Description

Spanning a sizeable 2488 square feet a cross four levels, this property still holds all the charm from when it was built. The floor plan showcases how large the footing of the property is, easily able to house a very large family. The basement level unfurls a single room potentially suitable for a multitude of lifestyle needs. Housing a total of 6 spacious bedrooms and 3 convenient bathrooms. From top to bottom, this generous property offers the potential for a substantial family residence or an investment opportunity.

TO THE FRONT Dropped kerb driveway, brick fence not allowing parking to the front but there is potential for the future. Passage entrance to rear garden.

PORCH Tiled flooring, ceiling light, single glazed windows, door leading to:-

ENTRANCE HALLWAY Carpeted, central heating radiator, ceiling light, door leading to cellar.

CELLAR Having ceiling light, carpeted.

GUEST WC Sink and base unit, wc, double glazed window to the side.

LIVING ROOM 14' 8" x 14' 3" (4.47m x 4.34m) Double glazed bay window to the front, carpeted, central heating radiator, gas fireplace, ceiling light.

REAR RECEPTION ROOM 18' 0" x 14' 4" (5.49m x 4.37m) Gas central heating radiator, double glazed window to the rear, gas fireplace, carpeted, ceiling lights.

FURTHER RECEPTION ROOM 10' 3" x 9' 5" (3.12m x 2.87m) Carpeted, double glazed window to the side, gas central heating radiator, gas fireplace, ceiling light, door leading to:-

WALK-IN SHOWER Electric shower with tiled walls.

KITCHEN DINER 26' 0" x 9' 8" (7.92m x 2.95m) Double glazed windows to the side, half vinyl half carpet, sink, gas central heating boiler, gas central heating radiator.

BEDROOM FIVE 12' 7" x 9' 9" (3.84m x 2.97m) Carpeted, gas central heating radiator, double glazed window to the side, ceiling light.

FIRST FLOOR LANDING Carpeted, gas central heating radiator, ceiling light and double glazed window to the side, under stairs storage.

FAMILY BATHROOM 5' 6" x 6' 5" (1.68m x 1.96m) WC, sink and base unit, half tiled walls, vinyl flooring, double glazed window to the side, bath with taps.

UPSTAIRS KITCHEN 8' 10" x 9' 6" (2.69m x 2.9m) With vinyl flooring, gas central heating boiler, base units, double glazed window to the side.

BEDROOM ONE 18' 0" x 14' 4" (5.49m x 4.37m) Double glazed window to the rear, carpeted, gas central heating radiator, ceiling light.

BEDROOM TWO 14' 9" x 14' 5" (4.5m x 4.39m) Double glazed windows to the front, carpeted, gas central heating radiator, gas fireplace.

BEDROOM FOUR 10' 4" x 9' 2" (3.15m x 2.79m) Double glazed window to the front, gas central heating radiator, carpeted, ceiling light.

SECOND FLOOR LANDING Double glazed window to the side, carpeted, ceiling light.

BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m) Having bath, wc, double glazed window to the rear, storage.

LIVING ROOM/ BEDROOM 6' 13' 4" x 13' 1" (4.06m x 3.99m) Having built-in storage, double glazed window to the rear, gas fireplace, gas central heating radiator.

BEDROOM THREE 10' 5" x 13' 4" (3.18m x 4.06m) Double glazed window to the front, gas fireplace, gas central heating radiator.

FURTHER KITCHEN Gas central heating radiator, storage.

REAR GARDEN Paved, Off road parking for multiple vehicle, at the rear of the garden is the garage.

GARAGE Having access to the road.(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 outdoor
O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 223 Mbps. Highest available upload speed 32 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