

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

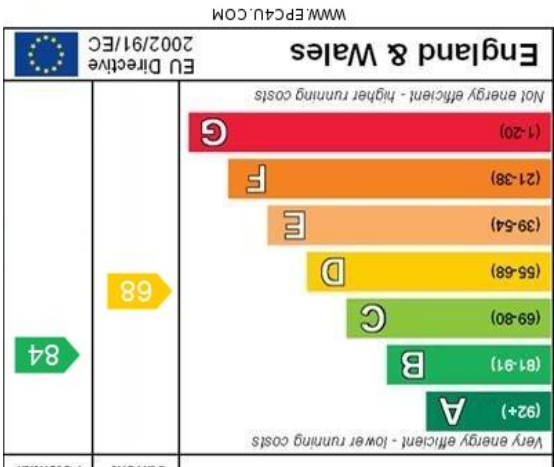


LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

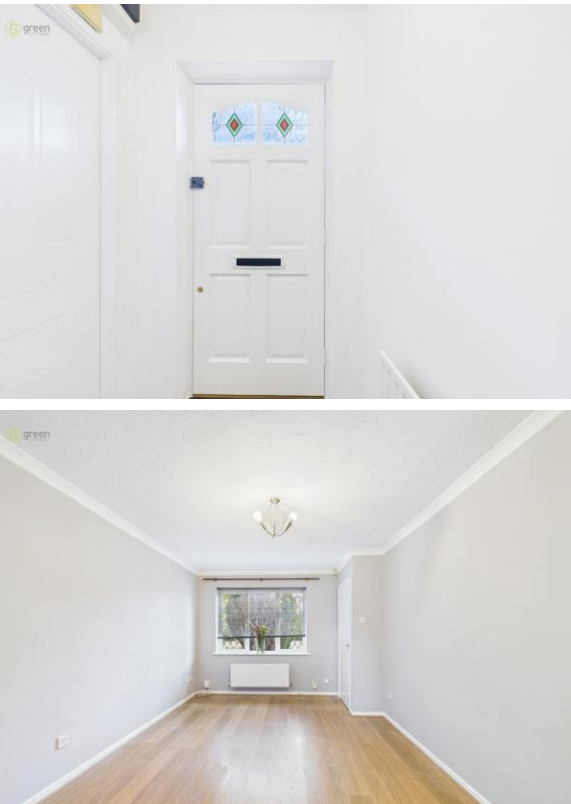


Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed
Date



Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE
- ATTRACTIVE LOUNGE
- FITTED KITCHEN/DINER
- TWO BEDROOMS
- DRIVEWAY
- WELL MAINTAINED ENCLOSED REAR GARDEN

41 Cranwell Grove, Erdington, Birmingham, B24 0RL

£210,000



Property Description

POPULAR CUL-DE-SAC LOCATION - We are delighted to present this well presented modern style mid terrace property for sale, offering a perfect blend of comfort and style. This charming home features two bedrooms and bathrooms, ideal for a small family or professionals seeking a peaceful retreat.

Upon entering, you are greeted by a reception hallway and spacious lounge, providing the perfect space for relaxation or entertaining guests. The property boasts a well-maintained kitchen diner perfect for preparing delicious meals and entertaining.

To the first floor is the principle family bathroom and two good sized bedrooms offer a tranquil ambience, ensuring a good night's rest and the family bathroom.

Situated in a popular cul-de-sac location, this property benefits from excellent public transport links, making commuting a breeze. Nearby schools provide convenience for families with children, while local amenities cater to everyday needs. Green spaces, nearby parks, walking routes, and cycling routes offer plenty of opportunities for outdoor activities and relaxation.

Don't miss the opportunity to own this beautiful end of terrace property, where modern living meets comfort. Contact us today to arrange a viewing and make this delightful property your new home.

OUTSIDE To the front the property occupies a pleasant cul-de-sac position and is set back behind a low maintenance shingled fore-garden with trees. The property has two allocated parking spaces and pathway with covered access to rear garden.

CANOPY PORCH

RECEPTION HALL Being approached via timber framed entrance door, laminate flooring, stairs off to first floor accommodation, radiator and doors off to:-

LOUNGE 13' 10" x 10' 02" (4.22m x 3.1m) Having leaded double glazed window to front, radiator, coving to ceiling, useful built-in under stairs storage cupboard, laminate flooring with door leading through to:-

KITCHEN DINER 13' 03" x 8' 01" (4.04m x 2.46m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, space for cooker, space for fridge/freezer, space and plumbing for washing machine, double glazed window to rear, wall mounted gas central heating boiler, laminate flooring continuing through to the dining area, radiator and double glazed sliding patio door giving access to the rear garden.

FIRST FLOOR LANDING Being approached via reception hallway with balustrade with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 10" x 10' 01" (3.61m x 3.07m) Having two leaded double glazed windows to front, radiator and built-in airing cupboard with hot water cylinder and shelving.

BEDROOM TWO 10' 00" x 7' 00" (3.05m x 2.13m) Double glazed window to rear, radiator.

BATHROOM Having a suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush wc, part tiling to walls, radiator, extractor, downlighting and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a well maintained south westerly facing good sized rear garden with full width paved patio, neat lawn and pathway, further paved sun terrace to the top of the garden, fencing to perimeter, timber framed garden shed and gated covered access to front elevation.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property:
Mobile coverage for:
EE - Good outdoor, variable in-home
O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 82 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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 leasehold with approximately 96 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £75 per annum and is reviewed annually. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991