

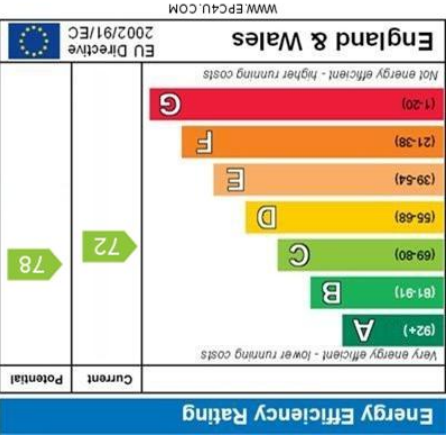
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"  
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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.



Castle Bromwich | 0121 241 1100



- WONDERFUL OPPORTUNITY
- THREE BEDROOM SEMI DETACHED
- GARAGE
- EXPANSIVE FRONTAGE
- DUAL ASPECT LOUNGE
- KITCHEN DINER

Gressel Lane, Tile Cross, Birmingham, B33 9UL

Offers Over £260,000





## Property Description

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

A wonderful opportunity to purchase this lovely, three bedroom, semi detached family home with excellent access to schools, hospitals, the NEC, motorways, road, rail and airport connections.

The property is in good general order throughout with all rooms decorated in neutral colours but some modernisation may be preferred by prospective purchasers.

South facing, well kept rear garden with paved patio area.

Approached via Gressel Lane with ample off road parking, expansive lawn and entrance to garage and side access.

HALL With radiator, stairs to first floor, door to the lounge, kitchen and alarm keypad.

LOUNGE 9' 10" x 21' 1" (3m x 6.43m) Is dual aspect and offers bay window to front, patio door to rear, gas fire with marble hearth and contrasting surround, radiator, wall lights and door to the kitchen.

KITCHEN 8' 11" x 16' 0" (2.72m x 4.88m) With wood effect vinyl flooring, strip light, selection of base units, cooker, sink, fridge freezer, window to the rear, blinds, door to the lounge and door to the utility.

UTILITY ROOM 4' 9" x 9' 0" (1.45m x 2.74m) Is off of the kitchen and has plumbing for washing machine, utilities cupboard and door to the side passage.

LANDING Offers doors to the bedrooms, shower room, WC and access to the loft.

BEDROOM ONE 10' 0" x 13' 9" (3.05m x 4.19m) With window to the front, blinds, radiator, built in wardrobe.

BEDROOM TWO 7' 9" x 12' 6" (2.36m x 3.81m) With window to the front, radiator and built in wardrobe.

BEDROOM THREE 10' 0" x 7' 0" (3.05m x 2.13m) With window to the rear, radiator.

SHOWER ROOM Benefits vinyl flooring tiled walls, window to the rear, blind, heated towel rail, shower cubicle, mixer shower, wash basin, useful airing cupboard with boiler.

WC Is separate with vinyl flooring, window to the rear, blind.

GARDEN Is a lovely space and is well maintained, having patio area, pond, steps upto lawned area, greenhouse, fenced boundaries and a selection of plants and shrubbery, also access to side passage.

GARAGE 8' 5" x 15' 10" (2.57m x 4.83m) Is accessed from the front with double doors. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, Vodafone - Good outdoor, variable in home  
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 2000Mbps. Highest available upload speed 2000Mbps.

Networks in your area:- Bsk, 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.

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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100