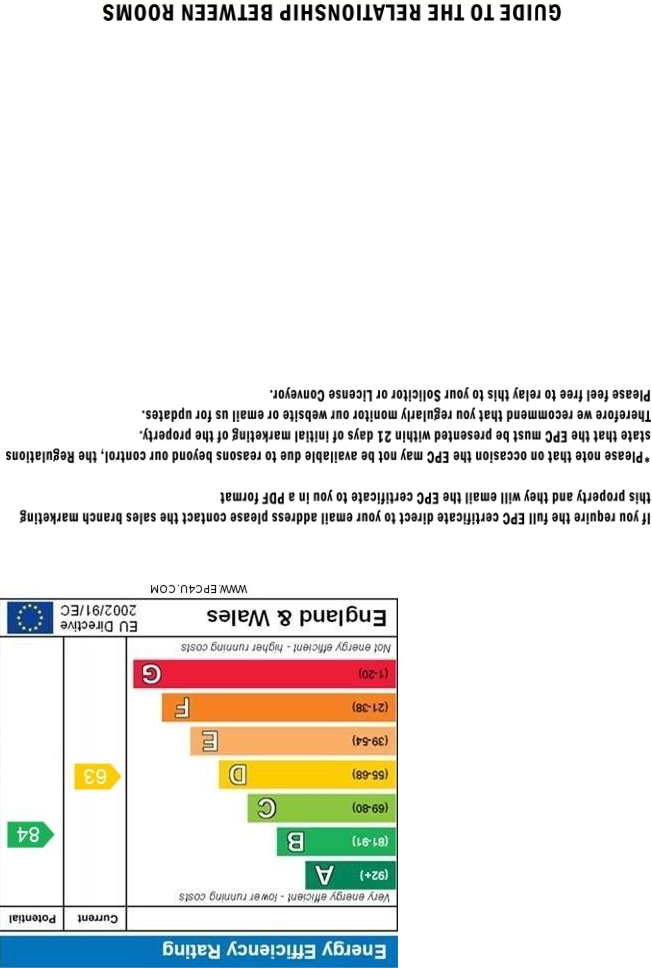




- 3 BEDROOMS
- END TERRACED PROPERTY
- MODERN BATHROOM
- GREAT LOCATION
- SUN ROOM
- DINING / KITCHEN





Property Description

TO THE FRONT Having paved driveway for two cars, side gated access to rear and door to:-

ENTRANCE PORCH With double glazed door to front, double glazed windows to side and front, tiled flooring and door into:-

HALL With stairs to first floor, double glazed door to front, double glazed window to side, radiator, carpeted and door to-

LOUNGE 11' 0" x 11' 8" (3.35m x 3.56m) Having double glazed window to front, double glazed French doors to kitchen/diner, electric fireplace and door to understairs storage cupboard housing boiler, wall light, radiator and carpeted flooring.

KITCHEN/DINER 10' 0" x 15' 11" (3.05m x 4.85m) Having radiator, double glazed patio doors to conservatory, laminate wood effect flooring, wall lights, a range of wall and base units, stainless steel sink drainer, double glazed window to side, gas oven and hob, part tiling, plumbing for washing machine and stainless steel cooker hood.

CONSERVATORY 8' 4" x 10' 11" (2.54m x 3.33m) Having double glazed windows and doors to rear garden, tiled flooring and downlights.

FIRST FLOOR

BEDROOM ONE 10' 10" x 8' 11" (3.3m x 2.72m) With double glazed window to front, radiator, ceiling light and carpeted flooring.

BEDROOM TWO 9' 11" x 8' 3" (3.02m x 2.51m) With double glazed window to rear, built in wardrobes, radiator, ceiling light and carpeted flooring.

BEDROOM THREE 4' 5" x 6' 8" (1.35m x 2.03m) With double glazed window to front, built in wardrobe, radiator, ceiling light and carpeted flooring.

BATHROOM Having double glazed window to rear, wash hand basin, part tiled, low level WC, tile effect laminate flooring, double shower cubicle with tiled splashbacks.

REAR GARDEN Having paved patio area leading to lawn with a variety of plants and shrubs to borders, gravelled areas, further patio area to the rear, cold water tap, garden shed, fenced boundaries and side gated access to front.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage for:

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

Broadband coverage - Broadband Type = Standard Highest available download

speed 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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