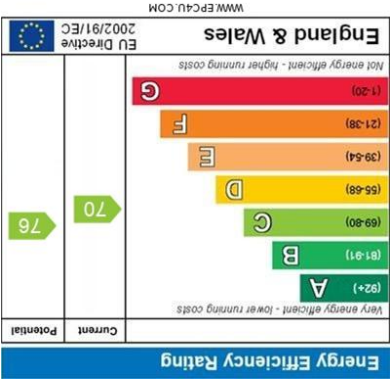




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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
- SEMI DETACHED HOME
- THREE BEDROOMS
- SUMMER HOUSE
- TWO RECEPTION ROOMS
- PORCH



Chester Road, Kingshurst, Birmingham, B36 0LH
 |
 Offers Over £250,000



Property Description

Wonderful opportunity to acquire this traditional style semi detached home on Chester Road. This really is an ideal family home, this has been in the same family since it was built and it gives potential buyers the chance to put their own style into this home, two reception rooms, kitchen, utility, downstairs WC, garage all to ground floor, three bedrooms, shower room and WC to first floor, finishing off this great home is the off road parking and ample rear garden. Ideally located set back from Chester Road with transport links and shops and amenities within 0.5 mile. Call Green and Company to arrange your viewing.

Driveway is suitable for off road parking and accesses the porch and garage.

PORCH With vinyl flooring and light.

HALL Having radiator, stairs to First floor, understairs storage and doors to two reception rooms and kitchen.

RECEPTION ONE 15' 6" x 11' 9" (4.72m x 3.58m) With bay window to front, gas fire, panel feature wall, radiator.

RECEPTION TWO 12' 3" x 10' 10" (3.73m x 3.3m) With gas fire, radiator and patio doors to garden.

KITCHEN 8' 6" x 7' 3" (2.59m x 2.21m) Has the original sink and drainer which is a lovely feature, vinyl flooring, cooker, window to rear, strip light, selection of wall and base units, door to utility.

UTILITY ROOM 9' 5" x 6' 2" (2.87m x 1.88m) Off the kitchen with radiator, vinyl flooring, plumbing for washing machine, doors to garage, garden and WC.

WC Has vinyl flooring, window to rear, sink and WC.

LANDING With window to side, loft access and doors to bedrooms, shower room and WC.

BEDROOM ONE 16' 0" x 10' 7" (4.88m x 3.23m) With bay window to front, radiator.

BEDROOM TWO 12' 3" x 11' 8" (3.73m x 3.56m) With window to rear, radiator.

BEDROOM THREE 6' 10" x 7' 7" (2.08m x 2.31m) With window to front, radiator and built in single cupboard.

SHOWER ROOM With walk in shower, vinyl flooring, electric shower, sink, window to rear, radiator, tiled walls around shower.

WC With window to side, vinyl flooring.

GARDEN Is a lovely space with seated patio area, lawn, summer house, fenced boundaries and a selection of trees.

GARAGE 14' 2" x 9' 4" (4.32m x 2.84m) Is accessed from front or back with double doors to front, pedestrian door to utility room, radiator, boiler and lighting.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

O2, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 72 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- 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