

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





Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a wonderfully presented three bedroom home. This semi detached home is ideal for first time buyers or families looking to get on the property ladder. Absolutely lovely inside with great style and crisp design and offers downstairs WC, generous lounge, dining kitchen, three bedrooms and the added bonus of ensuite to master bedroom, family bathroom finishes the beautiful home and the very low maintenance rear garden is ideal. This also benefits from two allocated parking spaces. Please do not miss out on this it won't be around long. Call Green and Company to arrange your viewing.

Approached off Yorklea Croft onto Celandine Close, this property sits facing open aspect with hedged shrubbery and door into:-

HALL With radiator and doors to WC and lounge.

LOUNGE 13' 3" x 10' 9" (4.04m x 3.28m) With window to front, blinds, radiator, understairs space, stairs to first floor and door to kitchen.

KITCHEN 8' 10" x 15' 6" (2.69m x 4.72m) Is a good space with dining area, French doors, vinyl wood effect flooring, blinds, brick style modern splashback tiling, selection of modern wall and base units, gas hob, oven, integrated fridge freezer.

WC Is off hall and is a generous room, vinyl wood effect flooring, back to wall WC and tiled shelf, wash basin, radiator.

LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 8' 4" x 11' 3" (2.54m x 3.43m) Having two built in cupboards for wardrobe usage, window to rear, blinds, radiator and door to ensuite.

EN SUITE Is another good room with double sized shower tray, back to wall WC with tiled shelf, wash basin, heated towel rail, electric shower, tiled walls in shower and vinyl flooring.

BEDROOM TWO 9' 10" x 8' 6" (3m x 2.59m) With window to front, blinds and radiator.

BEDROOM THREE 6' 7" x 6' 8" (2.01m x 2.03m) With window to front, radiator.

BATHROOM With vinyl flooring, radiator, back to wall WC with tiled shelf, wash basin, bath, tiled splashback, extractor fan.

GARDEN Is low maintenance and has been landscaped with block paving and artificial lawn also having side gate to access rear parking and with fenced boundaries.

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, variable in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 12Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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 1100