



- FIRST TIME BUYER FRIENDLY
- GREAT RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- CLOSE WALK AWAY FROM LOCAL SCHOOL
- GARDEN PERFECT FOR HOSTING



Holmesfield Road, Great Barr, Birmingham, B42 2DJ

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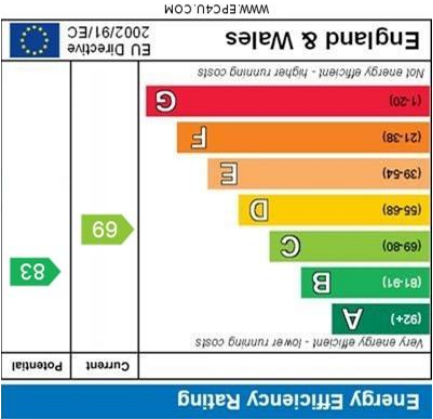
Offers Over £220,000



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 Conveyer.





Property Description

On the market now is this great residential home ready for a first time buyer or an investor looking for an easy purchase. With no upward chain and great potential of being made in to a family home, this is a must view home for buyers looking in the area. Downstairs you have a good sized lounge with bay windows to the front followed by a kitchen/diner with views over the garden and a breakfast bar ready for mornings! Upstairs you have 3 reasonable sized bedrooms and a fully tiled family bathroom.

In short this home is waiting for a buyer to make it their own, if you think that could be you get in contact now to arrange a viewing!

OUTSIDE To the front is a block paved path to the front door, lawned.

HALLWAY Vinyl flooring, ceiling light.

LIVING ROOM 9' 10" x 14' 4" (3m x 4.37m) Laminate wood flooring, double glazed bay window to front, gas central heating radiator, ceiling light.

KITCHEN/DINER 15' 8" x 9' 10" (4.78m x 3m) Tiled floor, wall and base units, gas central heating radiator, tiled splash back, double glazed window to rear, double glazed door to rear, sink with mixer taps, space for washing machine, space for oven, space for double fridge.

FIRST FLOOR

BATHROOM 5' 11" x 6' 10" (1.8m x 2.08m) Fully tiled, gas central heating towel rail, hand wash basin, walk-in shower, double glazed window to rear, wc, ceiling light.

BEDROOM TWO 9' 5" x 9' 11" (2.87m x 3.02m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling light.

BEDROOM ONE 8' 8" x 11' 11" (2.64m x 3.63m) Carpeted, double glazed window to front, ceiling light, gas central heating radiator.

BEDROOM THREE 6' 8" x 4' 8" (2.03m x 1.42m) Carpeted, double glazed window to front, central heating radiator, ceiling light.

REAR GARDEN Wood decking, leading to lawn with fence surround.

Council Tax Band B- Birmingham

Utility Supply
Electric - mains
Gas - mains
Water - mains
Heating - gas central heating
Sewerage - mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE and O2 - Good outdoor, variable in-home
Three - Good outdoor
Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441