



## Property Description

Presenting an elegantly laid out 2-story residential property spread over 1085 square feet in a serene environment. This inviting abode features 3 comfortable bedrooms, 2 of which adorned with a cosy fireplace, offering a perfect blend of warmth and character. Complementing these is a well-appointed bathroom. On the ground floor, the spacious layout includes a dining room made cosy with a fireplace, a well-fitted kitchen complete with a stove, and a separate room, offering an abundance of space for culinary adventures and special gatherings. Further enhancing the functionality of the ground floor is a convenient WC, a laundry room, and an inviting living room, also boasting a fireplace for those chillier nights all with access to a large rear garden. The first-floor hosts three additional rooms, adaptable to your specific needs or hobbies. Carefully designed with an excellent blend of intimacy and comfort, this charming home is tailor-made for a modern lifestyle!

TO THE FRONT Having dropped kerb onto paved drive to front door which leads into:-

PORCH Having light and wooden door into hallway.

HALLWAY Having original flooring, radiator and doors into:-

FRONT LOUNGE Carpeted and having built in shelves to either side of fireplace, original fire with tiled surround, double glazed bay window to front with fitted blind, picture rail and radiator.

DINING ROOM Having picture rail, wood effect floor, double glazed double doors out to side entry leading to rear garden, original fireplace with tiled frontage, radiator.

UTILITY AREA Having window, space for fridge freezer and door into understairs storage cupboard.

KITCHEN Having a range of base units, original fireplace, gas oven with gas hob and extractor over, window to side, Worcester boiler, door into:-

UTILITY ROOM Having tiled flooring, double glazed window, skylight, double glazed door to rear garden, space for washing machine and door to:-

DOWNSTAIRS WC Having wash hand basin, WC and window.

GARDEN A large garden with lawn, shed to the rear of the garden, fenced boundaries, gate to rear for rear access.

LANDING Carpeted, radiator, door to airing cupboard with shelves and doors into:-

REAR BED ROOM Carpeted, double glazed window to rear.

BATH ROOM Having window, heated towel rail, wash basin, WC and bath with mains fed shower over and rainfall shower attachment and extractor fan.

MIDDLE BEDROOM Having radiator, dado rail, carpeted flooring, radiator, original fireplace, built in wardrobes.

MASTER BEDROOM Having carpeted flooring, dado rail, original fireplace, two windows with fitted blinds to front.

Council Tax Band C Birmingham City Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Central Heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK web site'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, O2, Three, Vodafone - Good out door and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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 Client's 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.

\*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 web site or email us for updates. Please feel free to relay this to your Solicitor or License Conveyancer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

