

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

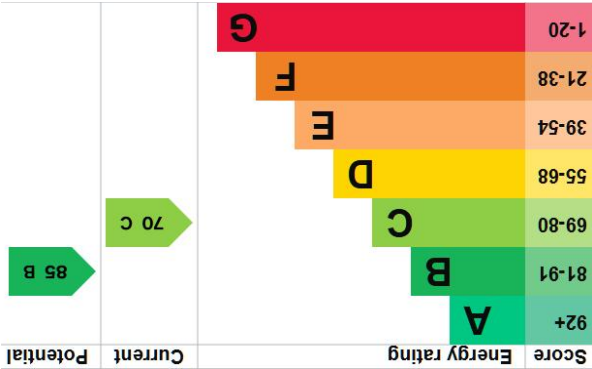


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- UTILITY AREA
- DOWNSTAIRS WC

Packington Avenue, Birmingham, B34 7RH

£230,000





## Property Description

What a fabulous opportunity to acquire this three bedroom semi detached home on the ever popular Packington Avenue. Ideal for first time buyers or investors, situated only within 0.2 mile from shops, amenities and transport links. The home benefits from spacious lounge, dining room, kitchen, utility area with WC to ground floor and three bedrooms with family bathroom to first floor. Drive to front of home and private rear garden. Do not miss out on this fantastic property. Call Green and Company to arrange your viewing.

Off road parking with lawn and steps to:-

HALL With tiled floor, radiator, utilities cupboard, stairs, door to lounge and opening to kitchen.

LOUNGE 14' 2" x 11' 7" (4.32m x 3.53m) With window to front, radiator, open fire with wooden beam surround and opening to:-

DINING AREA 7' 4" x 7' 11" (2.24m x 2.41m) With laminate flooring, window to rear with blinds and radiator.

KITCHEN 12' 6" x 7' 10" (3.81m x 2.39m) With tiled floor flowing from hallway, breakfast bar area, quartz effect worktop, selection of wall and base units, electric hob, oven, extractor, feature glass splashback, tiled wall splashback, window to rear and door to:-

UTILITY AREA 7' 1" x 6' 6" (2.16m x 1.98m) With plumbing for washing machine, quartz effect worktop, tiled floor, door to WC with sink, tiled floor and WC.

FIRST FLOOR LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 12' 5" x 11' 2" (3.78m x 3.4m) With two windows to front, wardrobe, radiator, store and shelf area.

BEDROOM TWO 12' 5" x 7' 9" (3.78m x 2.36m) With window to rear, radiator and useful desk area.

BEDROOM THREE 7' 11" x 8' 5" (2.41m x 2.57m) With window to front, single cupboard and radiator.

BATHROOM Is a wonderful room with fully tiled walls, tiled floor, heated towel rail, P shaped bath, WC, vanity sink and unit, window to rear and mixer shower over bath with bath screen.

REAR GARDEN Benefits from patio area with decorative feature, stepping down to lawn with trees and shrubbery boundary.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data

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Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 44 Mbps.

Highest available upload speed 10Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

Highest available upload speed 220Mbps.

Networks in your area:- Virgin Media, Openreach

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 341 1100