

**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 Conveyer.

Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- TWO BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- CUL DE SAC LOCATION
- GREAT TRANSPORT LINKS
- IDEAL FIRST TIME BUY

Glendon Road, Erdington, Birmingham, B23 5HG

£190,000



Property Description

Presenting a semi-detached property with considerable potential, now listed for sale. This property requires modernisation, offering a unique opportunity for buyers to shape their dream abode in their style. With a classic semi-detached layout, the house is generously proportioned, comprising of 2 bedrooms, a shower room, 2 reception rooms, and a kitchen. The two bedrooms offer ample space for comfortable living, making it conducive for a family or shared living arrangements. The shower room provides the basic functionality and ensures the potential to be transformed into a relaxing space with some refurbishing. One of the standout features of this property is its garden. This outdoor space provides a wonderful opportunity to create an enviable alfresco dining area, a tranquil retreat, or a lively play area for children. The property's location is a significant advantage. It promotes a balanced lifestyle with easy access to public transport links, local amenities, and nearby parks. This ensures that everything from daily necessities to leisurely activities is just a stone's throw away.

This semi-detached property promises a canvas for those with a vision to create their unique space. It offers a blend of convenience and potential, making it a worthy investment.

ENTRANCE HALL Providing access to downstairs living room and stairs leading off.

LIVING ROOM 9' 5" x 20' 10" (2.87m x 6.35m) Having double glazed bay window to front, radiator, ceiling light and power points.

DINING ROOM 6' 3" x 10' 2" (1.91m x 3.1m) Having double glazed window to rear, radiator, ceiling light and power points.

KITCHEN 4' 8" x 13' 10" (1.42m x 4.22m) Having tiled flooring, a range of wall and base units, radiator, ceiling light, power points and two double glazed windows to rear.

CONSERVATORY 8' 11" x 6' 3" (2.72m x 1.91m) Having double glazed windows to side and rear, double glazed French door to rear garden and ceiling light.

FIRST FLOOR LANDING Providing access to both bedrooms and bathroom.

BEDROOM ONE 13' 4" x 11' 11" (4.06m x 3.63m) Carpeted, double glazed bay window to front and further double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 9' 10" x 8' 9" (3m x 2.67m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 5' 11" x 6' 3" (1.8m x 1.91m) Tiled throughout, walk-in shower, low level wc, wash basin, heated towel rail, double glazed window to rear and ceiling light.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE and Vodafone, limited for Three and O2.

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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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