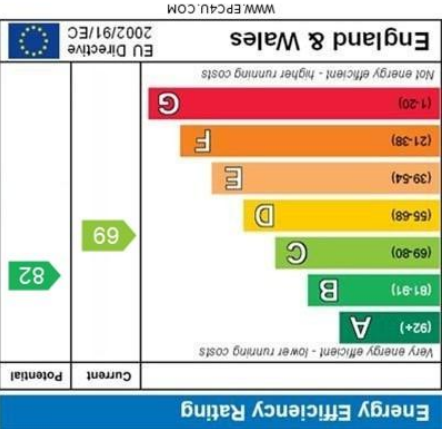


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyancer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- MODERN OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CHESTER ROAD TRAIN STATION

Enstone Road, Erdington, Birmingham, B23 5SD

£400,000



Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

We are thrilled to present this immaculate, detached property on the market for sale. This residence is perfect for families looking for a stunning, family-oriented home. From the moment you step inside, the property impresses with its well-designed layout. The open-plan feature creates a spacious and contemporary environment, allowing for easy interaction and a sense of unity throughout the home. The property consists of four generously proportioned bedrooms, providing ample space for each family member. The house also boasts a bathroom and downstairs shower room, ensuring convenience and ease for a bustling family life. The property further benefits from a well-appointed kitchen, equipped with all essential amenities to cater to your culinary needs.

With the property's location, families will appreciate the easy access to public transport links and local amenities. Whether it's commuting to work, heading to school, or going for shopping, everything is within arm's reach.

The condition of the property is immaculate, reflecting a home that has been cared for with great attention to detail. This property not only offers a comfortable living space but also a lifestyle of convenience and ease. With its unique features and ideal location, this home is set to be the perfect fit for families seeking a blend of comfort, space, and functionality.

ENTRANCE HALL Providing access to living areas and stairs leading off.

OPEN PLAN LIVING AREA Living Room - Having double glazed bay window, radiator, ceiling light and power points.

Kitchen/Dining Area - Having double glazed bi-folding doors, a range of wall and base units, two cookers, hot plate, fridge freezer, dishwasher, radiator, ceiling light and power points.

UTILITY/KITCHEN 6' x 6' 9 max" (1.83m x 2.06m) Having gas hob, washing machine, ceiling light and power points.

SNUG/BEDROOM FOUR 13' 2" x 7' 2" (4.01m x 2.18m) Having double glazed window, radiator, ceiling light and power points.

SHOWER ROOM 4' 11" x 6' 7 max" (1.5m x 2.01m) Having low level wc, wash basin, walk in shower and ceiling light.

LANDING Providing access to three upstairs bedrooms and family bathroom.

BEDROOM ONE 13' 6" x 11' (4.11m x 3.35m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 15' 9 max" x 9' 10" (4.8m x 3m) Having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 7' 4" x 6' 8" (2.24m x 2.03m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 4" x 7' 1" (2.24m x 2.16m) Having bath with over head shower, low level wc, wash basin, double glazed window and ceiling light.

SEPERATE WC Having low level wc.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 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.

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?
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