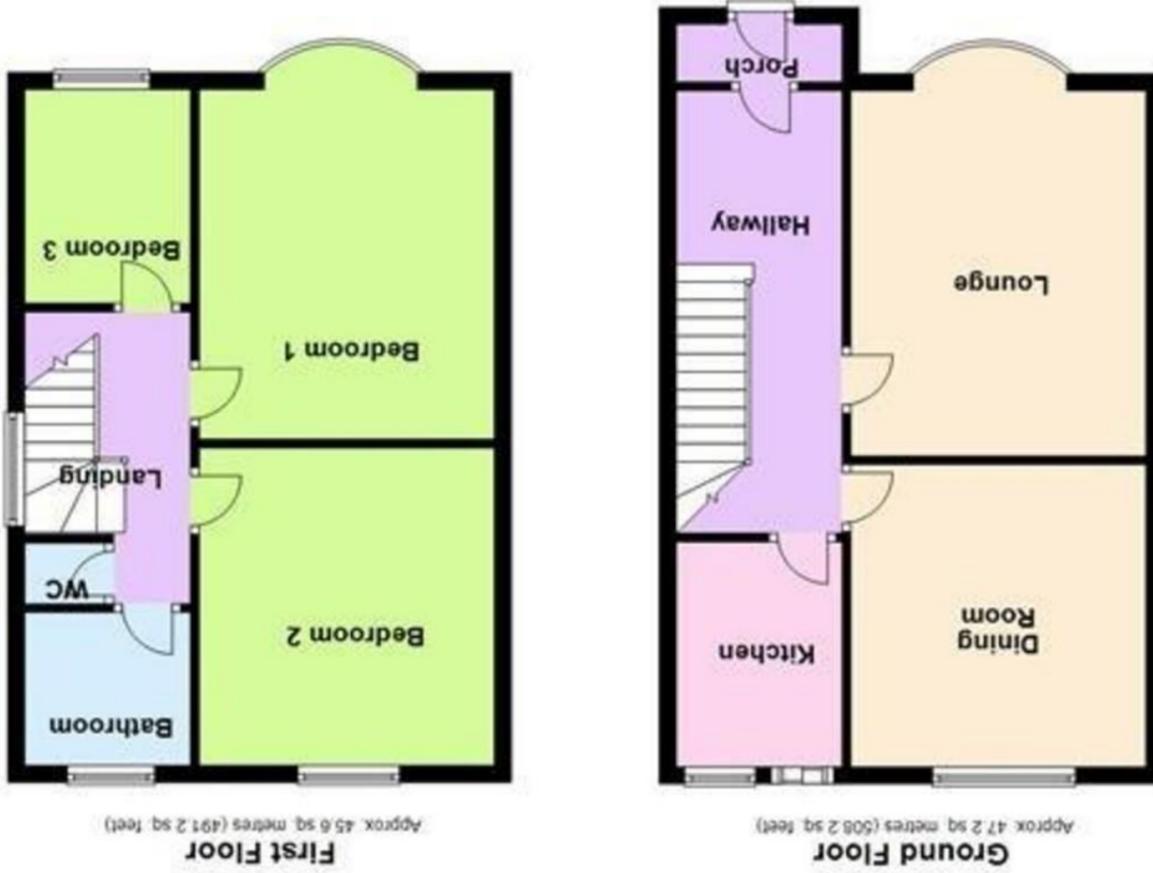


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 92.8 sq. metres (999.4 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp



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



- CASH BUYERS ONLY
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM

Stud Lane, Kitts Green, Birmingham, B33 9HA

£150,000



## Property Description

\*\*\*DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\* Are you looking for a renovation project, if so this is the home for you, three bedroom semi detached property that is offered with NO CHAIN. Fantastic as a family home with two reception rooms, kitchen, three bedrooms, family bathroom and private rear garden also equipped with off road parking. Situated in this sought after location with shops and local amenities, Don't miss out on this opportunity call Green and Company to arrange your viewing.

**FRONT OF PROPERTY** Having off road parking, front garden mainly laid to lawn and wall boundaries.

**PORCH** Leading to the hallway.

**HALLWAY** 15' 07" x 5' 07" (4.75m x 1.7m) Having doors to the lounge, dining room, kitchen and under stairs storage, radiator and stairs to the first floor landing.

**LOUNGE** 14' 04" x 11' 07" (4.37m x 3.53m) Having a double glazed bay window to the front and a radiator.

**DINING ROOM** 11' 10" x 10' 07" (3.61m x 3.23m) Having a fire and surround, radiator and a double glazed bay window to the rear.

**KITCHEN** 8' 06" x 6' 07" (2.59m x 2.01m) Having wall, draw and base units, roll top work surfaces, splash back tiling, space for a freestanding cooker, extractor fan, sink and drainer, double glazed window to the rear and a door to the rear garden.

**FIRST FLOOR LANDING** 9' 08" x 6' 09" (2.95m x 2.06m) Having doors to all bedrooms and the bathroom, single glazed window to the rear and loft access.

**BEDROOM ONE** 15' 01" x 8' 09" (4.6m x 2.67m) Having a double glazed bay window to the front, radiator and built in wardrobes.

**BEDROOM TWO** 11' 10" x 9' 01" (3.61m x 2.77m) Having a double glazed window to the rear, radiator and built in wardrobes.

**BEDROOM THREE** 7' 09" x 6' 08" (2.36m x 2.03m) Having a double glazed window to the front and radiator.

**BATHROOM** 6' 08" x 5' 09" (2.03m x 1.75m) Having a wash hand basin, bath with shower over, splash back tiling, radiator and a double glazed obscure window to the rear.

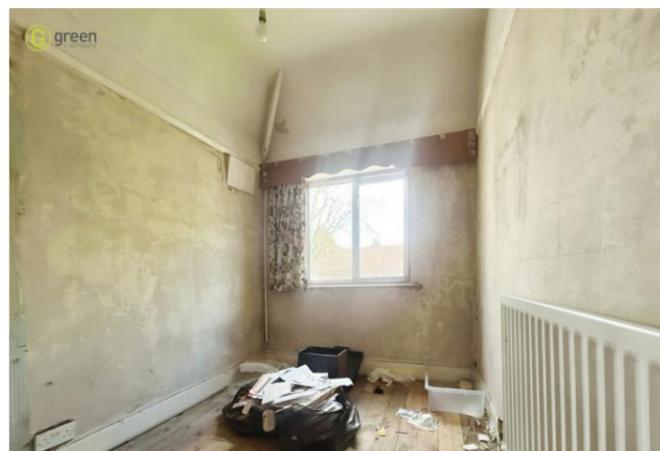
**SEPERATE WC**

**REAR GARDEN** Being mainly laid to lawn, fenced boundaries, side gate to the front of the property, shrubs and plants.

Council Tax Band B - Birmingham City Council

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

Mobile coverage - voice and data likely available for EE, limited for Three, O2 and 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 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openread, 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.

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

