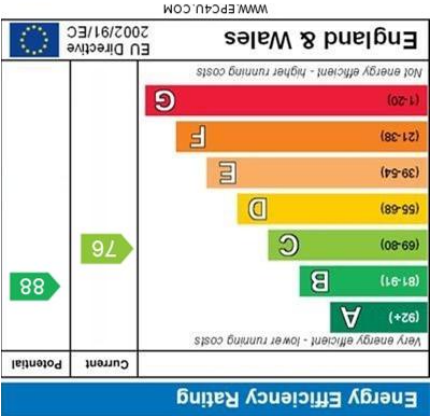


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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 Conveyor.



Castle Bromwich | 0121 241 1100



- VACANT POSSESSION
- THREE BEDROOMS
- MODERN STYLE
- MODERN KITCHEN
- SPACIOUS LOUNGE
- DOWNSTAIRS WC

Hamble Close, Birmingham, B36 0SW

£190,000



## Property Description

Wonderful opportunity if you are a first time buyer or investor. Modern style three bedroom mid terraced home within 0.1 mile from a selection of shops, local amenities and transport links. Benefitting modern kitchen with wood effect worktops and backer panels, generous lounge with feature fire, downstairs w.c. First floor with three bedrooms, family bathroom and private rear parking. Please call Green and Company to arrange your viewing.

HALL with laminate flooring, radiator.

KITCHEN is a modern style with oven electric hob, wood effect worktops and matching wall backer, window to front, radiator.

LOUNGE is a spacious room with laminate flooring, French doors to rear, electric feature fire, radiator and under stairs storage.

WC with vinyl flooring, w.c and wash basin, radiator.

LANDING with airing cupboard.

BEDROOM ONE with window to front, radiator.

BEDROOM TWO with window to rear, radiator.

BEDROOM THREE with window to rear, radiator.

BATHROOM benefits from vinyl flooring, bath, basin and w.c, mixer shower over bath, window to front.

REAR GARDEN benefits from patio, lawn and fenced boundaries.

Council Tax Band B - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, 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

Selling on behalf of a corporate client which means that we are unable to obtain all of the information that we would normally do so before marketing this property