

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



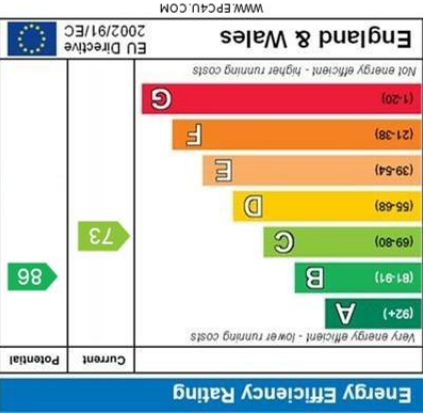
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- LOUNGE DINING ROOM
- WOOD FLOORING
- BATHROOM WITH SEPARATE SHOWER

Nearmoor Road, Shard End , Birmingham, B34 7QE

Offers In Region Of
£240,000



Property Description

This two bedroom home would ideally appeal to first-time buyers or those wishing to downsize. This home is perfect with its lounge diner, conservatory, spacious kitchen, side store and downstairs WC, first floor benefits from two double bedrooms and modern style bathroom with separate shower cubicle. Situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall potential, size and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

Driveway offering off road parking entering porchway with wood flooring and door into:-

HALL With stairs to first floor, wood floor, radiator, understairs open area and doors to lounge and kitchen.

LOUNGE/DINING 9' 0" x 29' 9" (2.74m x 9.07m) Offering window to front, blinds, wood flooring, two radiators, gas fire, patio door into conservatory.

KITCHEN 8' 4" x 15' 3" (2.54m x 4.65m) Offering a selection of wall and base units, worktop, cooker, vinyl flooring, window and door to rear with door to side access.

Side access leading to downstairs WC with sink.

CONSERVATORY 8' 5" x 11' 0" (2.57m x 3.35m) Comprising tiled floor, velux window, french doors.

LANDING With doors to bedrooms, bathroom.

BEDROOM ONE 14' 7" x 9' 10" (4.44m x 3m) Having built in wardrobe, two windows to front, radiator.

BEDROOM TWO 11' 11" x 11' 4" (3.63m x 3.45m) Having window to rear with, blinds and radiator.

BATHROOM Having bath, separate shower, mixer shower, granite flooring, vanity sink, WC, spotlights, two windows to rear and heated towel.

REAR GARDEN Having paved seating area, lawn, pathway and a selection of trees and shrubs which has been well maintained.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, O2, limited for Vodafone 12 Mbps. Highest available upload speed 1Mbps. Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20Mbps.

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 241 1100