

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

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS. This is an approximate guide to the relationship between rooms. The proposed layout is for information only.



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 Conveyancer.



Castle Bromwich | 0121 241 1100



- FABULOUS CORNER POSITION
- NEW FITTED KITCHEN
- SPACIOUS LOUNGE
- ART DECO OPEN FIREPLACE
- MASTER BEDROOM WITH EN SUITE
- FOUR BEDROOMS



Chelmsley Grove, Tile Cross, Birmingham, B33 0EU

£325,000

Property Description

Fantastic corner position and renovated four bedroom semi detached situated within this desirable location. This home really does offer fabulous living with its spacious lounge with open fire, new fitted modern kitchen, conservatory, master bedroom with bathroom en suite, three further bedrooms with shower room. Garden offers multiple seating areas, lawn and HOT TUB. Single garage leading from front through to garden and ample off road parking for multiple vehicles. Do not miss out on this wonderful home, Call Green and company to arrange your viewing.

PORCH With tiled floor leading through to:

HALL With tiled flooring, stairs to first floor and doors to lounge and kitchen.

LOUNGE 22' 11" x 11' 7" max 10' 11" min (6.99m x 3.53m) Being a spacious size and well presented, offering bay window to front with blinds, window to side, radiator, spotlights, Art Deco hearth with open fire, exposed brick feature wall.

KITCHEN 16' 2" x 10' 10" (4.93m x 3.3m) Benefits from a recently refitted modern style kitchen, granite worktops, upstands, spotlights, plinth lighting, gas hob extractor, integrated fridge, integrated dishwasher, integrated washing machine, double oven, feature radiator, door to store room used as a useful utility area.

CONSERVATORY Off kitchen and leads onto the rear garden.

FIRST FLOOR With doors to bedroom two, three, four, bathroom, stairs to master bedroom.

BEDROOM TWO 13' 10" x 8' 8" to wardrobe (4.22m x 2.64m) Benefiting radiator, fitted wardrobe, and window overlooking garden.

BEDROOM THREE 13' x 7' 10" (3.96m x 2.39m) With window to garden, blinds, radiator and aerial point.

BEDROOM FOUR Window to front, radiator and blinds.

BATHROOM Offering wood effect tiled flooring, tiled walls, mosaic borders, radiator, double shower tray, mixer shower, two windows, blinds, vanity sink and wc.

STAIRS TO SECOND FLOOR

MASTER BEDROOM 15' 9" max 12' 7" min x 12' 9" (4.8m x 3.89m) This is a fabulous room with Velux window, spotlights, window to front, blinds, additional storage to the eaves and door to:-

EN SUITE With black porcelain tiling, window with blinds, spotlights, bath, vanity unit, screen, sensor mirror, mixer shower, feature tiled wall, heated towel rail.

GARDEN A generous size and offers fantastic outdoor living with block paved seating areas, lawn, bandstand, hot tub, raised sleeper plants.

GARAGE (unmeasured) offering up and over door, double doors to rear into garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.

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 100 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

