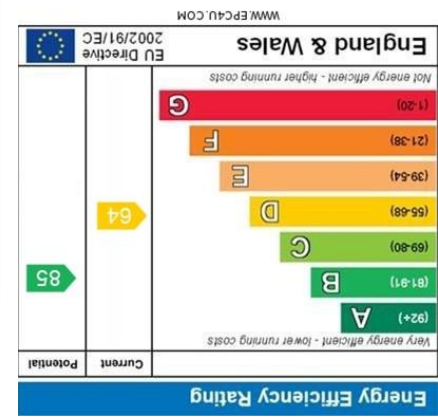


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.
 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 ONWARDS CHAIN
- FOUR BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- STUNNING OPEN PLAN KITCHEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Crowther Road, Erdington, Birmingham, B23 7DJ

£350,000

Property Description

NEW TO MARKET is this immaculate, semi 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 kitchen 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 two reception rooms and a utility room. 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.

LIVING ROOM 11' 1" x 9' 5" (3.38m x 2.87m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 14' 10" x 10' 9" (4.52m x 3.28m) Double glazed French doors to rear garden, radiator, ceiling light and power points.

UTILITY ROOM 12' 10" x 5' 10" (3.91m x 1.78m) Having double glazed French door to rear garden, a range of wall and base units, radiator, ceiling light and power points.

OPEN PLAN KITCHEN 22' 3" x 11' 9" (6.78m x 3.58m) Tiled flooring, a range of wall and base units, double glaze window to rear, double glazed bay window to front, double glazed French doors to side, having two cookers, electric hob, radiator, ceiling light and power points.

FIRST FLOOR LANDING Providing access to all four bedrooms and family bathroom.

BEDROOM ONE 11' 0" x 15' 5" (3.35m x 4.7m) Carpeted, two double glazed windows, fitted wardrobes, radiator, ceiling light and door to:-

EN SUITE SHOWER ROOM 3' 5" x 5' 11" (1.04m x 1.8m) Tiled throughout, having walk-in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 13' 2" x 11' 9" (4.01m x 3.58m) Carpeted, double glazed window to front and side, radiator, ceiling light and power points.

BEDROOM THREE 8' 11" x 11' 10" (2.72m x 3.61m) Carpeted, double glazed window to rear, radiator, ceiling light and power points,

BEDROOM FOUR 11' 0" x 9' 6" (3.35m x 2.9m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BATHROOM 7' 10" x 6' 3" (2.39m x 1.91m) Tiled throughout, double glazed window to front, bath with overhead shower, low level wc, heated towel rail, wash basin and ceiling light.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 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 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

