

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



LEGAL READY

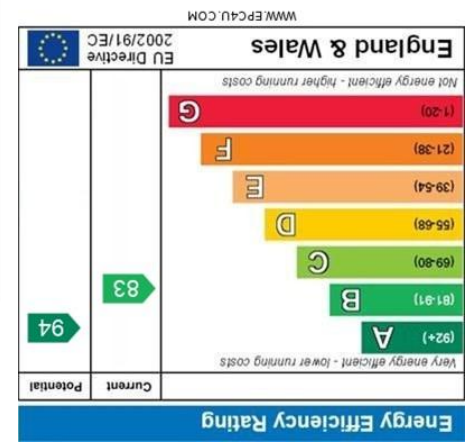
"How does this help me?"

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.



Great Barr | 0121 241 4441



- MODERN SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- DINING KITCHEN
- GUEST CLOAKROOM
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM

Ashcroft Grove, Handsworth Wood, Birmingham, B20 3WG

£300,000



Property Description

This well-maintained property spans 932 square feet, spread over two levels. The ground floor boasts a spacious living room, a guest cloakroom, and a modern kitchen equipped with an integrated oven for your culinary adventures. Upon ascending to the first floor, you'll find Four Bedrooms, a family bathroom, and an En-suite shower room to the master bedroom. The property also has off road parking to the side for multiple cars and a good size rear garden. This home offers equal measures of comfort and functionality. Try to envision your future in this delightful property filled with ample room for life's everyday happenings.

The property is approached via a paved pathway with artificial lawn to side and block paved driveway to side, leading to feature front entrance door to:-

WELCOMING RECEPTION HALL Having double glazed window to side aspect, central heating radiator, stairs off to first floor, two ceiling light points and doors off to kitchen, guest cloakroom and lounge.

MODERN FITTED KITCHEN 14' 5" x 9' 11" (4.39m x 3.02m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring gas hob and extractor/light chimney above, double glazed window to front aspect, cupboard housing wall mounted gas central heating boiler, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, central heating radiator, space for dining area and ceiling spotlighting.

GUEST CLOAKROOM Having white suite comprising low flush wc, pedestal wash hand basin with tiled splash back, central heating radiator, extractor and ceiling light point.

LOUNGE 12' 6" x 16' 5" (3.81m x 5m) Having double glazed French patio doors to rear garden, central heating radiator, two ceiling light points, door to useful storage cupboard under stairs.

FIRST FLOOR LANDING Approach via return staircase, loft access, two ceiling light points, central heating radiator and doors off to four bedrooms, bathroom and useful storage cupboard.

BEDROOM ONE 14' 6" x 8' 11" (4.42m x 2.72m) Having double glazed window to front aspect, central heating radiator, ceiling light point, door to:-

EN SUITE SHOWER ROOM Having white suite comprising low flush wc, pedestal wash hand basin with tiled splash back, walk-in corner shower cubicle with fitted screen, chrome vertical heated towel rail radiator, extractor and ceiling spotlighting.

BEDROOM TWO 9' 4" x 7' 1" (2.84m x 2.16m) Having double glazed window to front aspect, central heating radiator and ceiling light point.

BEDROOM THREE 8' 6" x 8' 1" (2.59m x 2.46m) Double glazed window to rear aspect, central heating radiator and ceiling light point.

BEDROOM FOUR 8' 6" x 7' 8" (2.59m x 2.34m) Double glazed window to rear, central heating radiator and ceiling light point.

OUTSIDE Attractive rear garden having paved patio area with lawn adjoining, fenced boundaries, cold water tap, timber built shed and tradesman side entrance.

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, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Hi highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

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

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WANT TO SELL YOUR OWN PROPERTY?

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