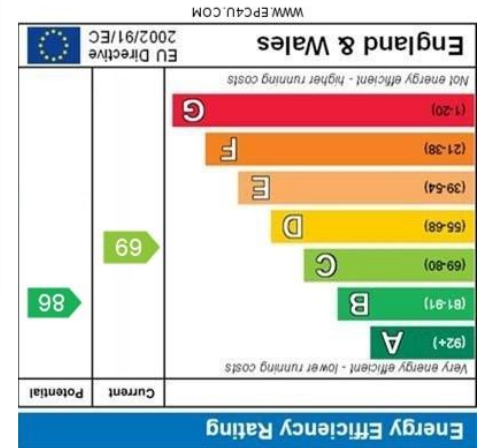


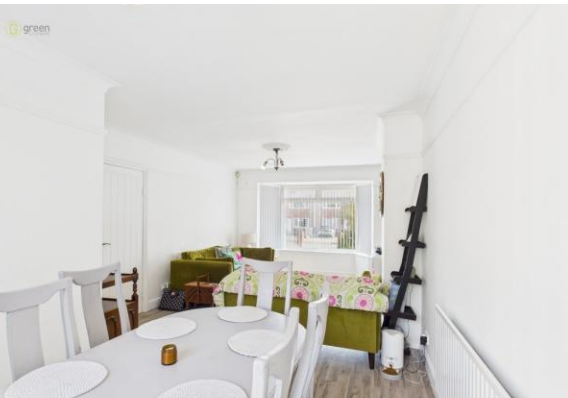
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If you require the full 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



- WONDERFUL DRIVEWAY
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- DOWNSTAIRS WC
- SHOWER OVER BATH
- SPACIOUS LOUNGE DINER

Turnley Road, Shard End, Birmingham, B34 7DR

Offers Over £210,000



## Property Description

Are you looking for an amazing end terrace property in Shard End with spacious driveway, utility room with wc, two double bedrooms, generous lounge diner and modern style kitchen. This really is a first time buyers ideal home or even an investor looking to grow their portfolio. Well presented decoration allowing for the ideal purchaser to move in and have little to do! Don't miss out on being able to call this home by calling Green and Company to arrange your viewing.

Approached via concrete print drive which has wonderful kerb appeal and will allow multiple vehicles to park, porch and side access.

PORCH With laminate flooring and wall light, door to hall.

HALL With laminate flooring, radiator, under stairs store, utilities cupboard and doors to kitchen and lounge diner.

LOUNGE DINER 25' 0" x 11' 9" (7.62m x 3.58m) With bay window to front, blinds, laminate flooring, two radiators, patio door to rear with blinds.

KITCHEN 9' 10" x 9' 0" (3m x 2.74m) With laminate flooring, integrated oven, gas hob, extractor, metro style tiled splash backs, sink and drainer, window to rear with blinds, wood effect worktop, radiator, window to side with blinds, cottage style door to utility room.

UTILITY ROOM 7' 5" x 7' 5" (2.26m x 2.26m) With laminate flooring, window to side, door to rear, worktop, plumbing for washing machine, door to wc with door to side access.

FIRST FLOOR LANDING With window to side, blinds, airing cupboard and doors to bedrooms one, two and bathroom.

BEDROOM ONE 11' 0" x 13' 3" (3.35m x 4.04m) Window to front, blinds radiator, fitted wardrobes, built-in cupboard.

BEDROOM TWO 11' 11" x 9' 6" (3.63m x 2.9m) Having window to rear, blinds, radiator, steps to loft access.

BATHROOM Having vinyl wood effect flooring, BTW furniture with vanity sink and wc, metro style wall tiling, window to rear and side, blinds, radiator, mixer shower and screen over the bath.

GARDEN A generous space with patio stepping up to lawned area with trees and shrubbery and fenced boundaries.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 78 Mbps. Highest

available upload speed 20 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

