

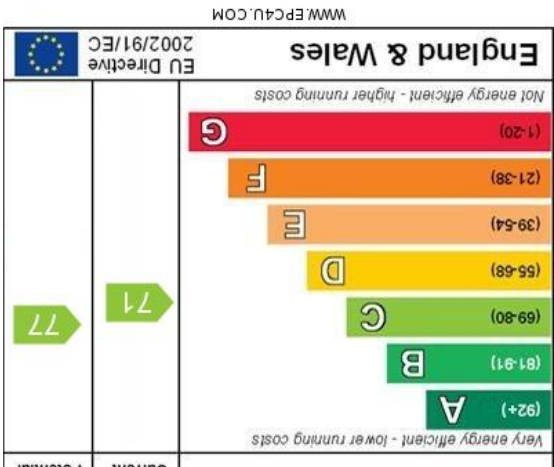
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A GROUND FLOOR TWO BEDROOM MAISONETTE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE IN SEPARATE BLOCK



50 Lyneham Gardens, Minworth, Sutton Coldfield, B76 1XH

£180,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

VERY RARELY AVAILABLE - This ground floor maisonette occupying this sought after residential location being within easy access of amenities including both shops at Minworth and Walmley, with public transport on hand and transport links providing easy access into Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation in brief comprises; entrance porch, spacious lounge/diner, fitted kitchen, inner hallway, two good size bedrooms and bathroom. Outside the property is set back behind a neat fore garden and to the rear is an enclosed good sized enclosed rear garden. There is a garage in a separate block. Outside to the front the property is set off a walk way set back behind a lawned fore garden and pathway.

ENCLOSED PORCH Approached via an entrance door.

LOUNGE 10' 4" x 18' 9" (3.15m x 5.72m) Having double glazed bay window to front, radiator, door through to inner hallway and door to kitchen.

KITCHEN 8' 9" x 8' 1" (2.67m x 2.46m) having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted hob, built in oven with extractor hood over, space for fridge and freezer, space and plumbing for washing machine.

INNER HALL Having useful under stairs storage cupboard and further built in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 7" x 9' 0" (4.75m x 2.74m) Having double glazed window to front, radiator.

BEDROOM TWO 9' 4" x 9' 3" (2.84m x 2.82m) Having double glazed window to rear, radiator.

BATHROOM Having a white suite comprising panelled bath, pedestal wash hand basin, low flush WC with tiled splash back surrounds, double glazed window to rear.

OUTSIDE to the rear is an enclosed rear garden with a paved patio with lawn, fencing to perimeter.

GARAGE (UNMEASURED) Situated in separate block with up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for Vodafone limited availability for EE, Three & O2
Broadband coverage -
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 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 leasehold with approximately 80 years remaining. Service Charge is currently running at £108 Per Annum and is reviewed every 12 months. The Ground Rent is currently running at £200 Per Annum and is reviewed 12 months. 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 Solicitors 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 313 1991

