

LEGAL READY

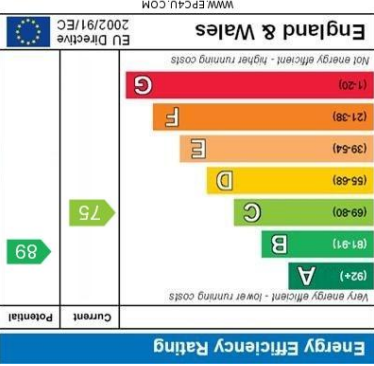
"How does this help me?"

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.



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



Castle Bromwich | 0121 241 1100



- * BEAUTIFUL MID-TERRACE COTTAGE
- * TWO BEDROOMS
- * LOUNGE
- * KITCHEN
- * BATHROOM
- * CENTRALLY HEATED



School Lane, Buckland End, Birmingham, B34 6SJ | Offers Over £190,000



Property Description

Green and Company are pleased to offer for sale this beautiful character mid-terrace cottage in a much sought after road within Buckland End. The location offers superb access to all local amenities including shops, pubs and restaurants in Castle Bromwich. Motorway access is via the nearby M6 and access to the rail network is via Stechford and Lea Hall Railway Stations which are just a short drive away. Local schooling includes Brownmead Primary Academy, St Mary and St Margaret's Church of England Aided Primary School, Timberley Academy and St Wilfrid's Catholic Junior and Infant School (catchments should be checked).

Accommodation comprises lounge, modern fitted kitchen, two bedrooms and a first floor bathroom. Further benefits include gas central heating, double glazing and a generous rear garden. Immediate viewing is highly recommended.

LOUNGE 16' 5" max x 11' 6" max (5m x 3.51m) With stairs rising to the first floor, fire surround with electric fire, under stairs cupboard, central heating radiator, double glazed window to front, laminate flooring and door to:-

KITCHEN 9' 8" max x 11' 7" max (2.95m x 3.53m) Having a range of eye and base level units with work surface over, incorporating single drainer sink unit, gas hob, integrated oven, plumbing for appliance, central heating radiator, tiled splash backs, double glazed window to rear and part double glazed door to rear.

FIRST FLOOR LANDING Having central heating radiator and door off to:-

BEDROOM ONE 13' 3" max x 11' 6" max (4.04m x 3.51m) With central heating radiator and double glazed window to front.

BEDROOM TWO 7' 5" max x 6' 10" min x 6' 4" max (2.26m x 1.93m) With central heating radiator, built-in cupboard and double glazed window to rear.

BATHROOM Having a suite comprising bath with built-in shower over, low flush wc, pedestal wash hand basin, heated towel rail, part tiled walls and frosted double glazed window to side.

OUTSIDE The rear garden has split level paved patio area with step up to good sized lawned garden with shrub borders and timber shed.

Council Tax Band A - 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 Highest available download speed 17 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 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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100