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& company



Property Description

This semi detached property which is situated in a popular residential location, local amenities on hand, has been recently refurbished by the current owner. The property briefly comprises enclosed porch, reception hallway, spacious lounge, fitted kitchen with appliance included, three bedrooms, refitted bathroom, rear garden, front with off road parking.

ENCLOSED PORCH Having double glazed sliding door entrance, double glazed inner door leading through to reception hallway .

WELCOMING RECEPTION HALLWAY Having stairs off to first floor accommodation, radiator door off to living room.

LOUNGE 16' 05" x 12' 03" (5m x 3.73m) Double glazed window to front elevation, fire place with surround, laminate flooring, door off to fitted kitchen.

FITTED KITCHEN (APPLIANCE INCLUDED) 19' 09" x 9' 01" (6.02m x 2.77m) Having a comprehensive arrange of wall and base units with contrasting wood grain worktop surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, integrated four ring gas hob with electric oven and extractor over, integrated dish washer, fridge/freezer, washing machine and tumble dryer, double glazed window to the rear, tiled flooring, double glazed French doors giving access out to rear garden and door off to lobby .

LOBBY Having under stairs storage, obscure double glazed door providing rear access.

FIRST FLOOR LANDING Double glazed obscure window , loft access, doors off to bedroom's and bathroom.

BEDROOM ONE 12' 03" x 10' 09" (3.73m x 3.28m) Double glazed window to front, radiator.

BEDROOM TWO 11' 05" x 9' 03" (3.48m x 2.82m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 04" x 8' 08" (2.84m x 2.64m) Double glazed window to side, radiator.

BATHROOM Having a white suite comprising panelled bath with shower over and side screen, pedestal wash hand basin, low level WC , airing cupboard housing gas central heating boiler, vertical towel/radiator, obscure double glazed window to the rear, extractor fan.

OUTSIDE There is an enclosed rear garden with timber weave fencing, patio area to the fore, to the front of the property there is a tarmac driveway providing ample of road parking.

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 702
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 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