

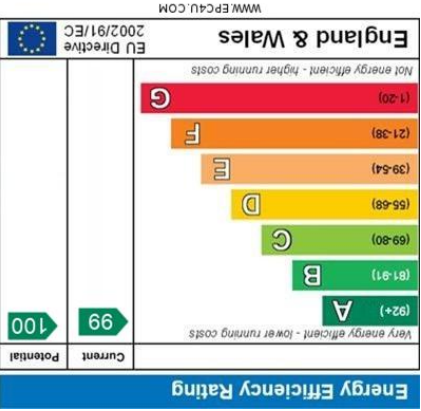
NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



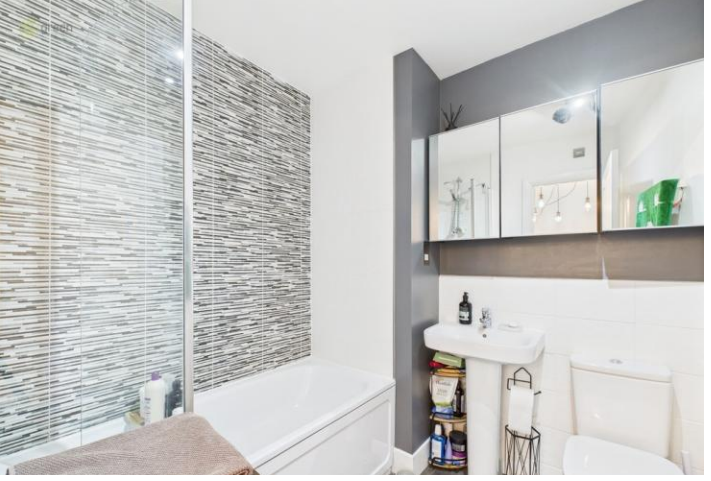
Boldmere | 0121 321 3991



- TWO BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- FULLY OWNED SOLAR PANELS
- GREAT TRANSPORT LINKS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Sir Benjamin Stone Way, Erdington, Birmingham, B23 5UL

Offers Over £260,000



Property Description

Presenting a charming semi-detached property for sale, which is situated in a quiet location with convenient access to public transport links and local amenities. This home offers an ideal setting for both families and couples alike. The arrangement of the property is well thought out, with a practical flow of rooms that maximises the available space. The property comprises of a welcoming reception room that serves as the heart of the home. This space is perfect for entertaining guests or enjoying a quiet evening in. The house also benefits from a well-equipped kitchen that caters to all your culinary needs. The property features two bedrooms, offering ample sleeping accommodation. The bedrooms are well-proportioned and offer a tranquil escape from the hustle and bustle of everyday life. Complementing the bedrooms is a modern bathroom, bringing a touch of luxury to the every day routine. The location of the property adds to its appeal. It is situated in a peaceful area, yet it's within easy reach of essential amenities and public transport links. This makes it perfect for those looking for a balance between a calm environment and the convenience of urban living. This property also benefits from having solar panels.

In conclusion, this semi-detached property provides a unique opportunity to acquire a home that combines comfort, convenience and potential in equal measure. We invite you to view this property and see first-hand the potential it has to offer.

ENTRANCE HALL Providing access to downstairs living areas and stairs leading off.

LIVING ROOM 14' 1" x 15' 10" (4.29m x 4.83m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

KITCHEN 6' 7" x 12' 3" (2.01m x 3.73m) Having double glazed window to front, a range of wall and base units, cooker, gas hob, integrated fridge/freezer, ceiling light, radiator and power points.

GUEST WC Having low level w.c, wash basin, double glazed window to front, radiator, ceiling light.

FIRST FLOOR LANDING Providing access to both bedrooms and bathroom.

BEDROOM ONE 12' 4" x 12' 2" (3.76m x 3.71m) Having two double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 12' 4" x 9' (3.76m x 2.74m) Carpeted, two double glazed windows to rear, fitted wardrobes, radiator, ceiling light and power points.

BATHROOM 6' 9" x 6' 9" (2.06m x 2.06m) Having bath with overhead shower, low level w.c, wash basin, radiator, ceiling light.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991