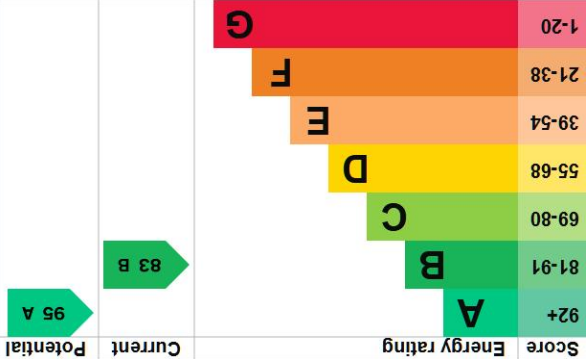


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Castle Bromwich | 0121 241 1100



- DETACHED HOME
- NEW BUILD STYLE
- GARAGE
- EV CHARGER
- ENSUITE TO BEDROOM ONE
- FITTED WARDROBES TO BEDROOM ONE

St. Martins Close, Bacons End, Birmingham, B36 0LP

Offers Over £290,000





## Property Description

Are you looking for a three bedroom detached home situated on St Martins Close which is a new build style development. This home has ideal kerb appeal. Perfect for first time buyers, downsizers or even investors looking to add to their portfolio. This property has everything you could need with two bathrooms, three WC's, fitted wardrobes to bedroom one, garage, driveway, spacious lounge, breakfast/dining kitchen and low maintenance rear garden. Also benefitting from EV charger! The home is leasehold with a peppercorn lease with approx. 990 yrs left. Located with perfect transport links. Please call Green and Company to arrange your viewing.

**HALLWAY** With porcelain tiled flooring, radiator, stairs to first floor, door to WC and lounge.

**LOUNGE** 12' 7" x 17' 3" (3.84m x 5.26m) With window to front, blinds, porcelain tiled flooring, radiator and door to kitchen.

**KITCHEN** 15' 7" x 9' 6" (4.75m x 2.9m) With porcelain tiled flooring, pantry cupboard, handleless modern style wall and base units, worktop with backer board, gas hob, integrated oven, integrated fridge/freezer, radiator, French doors with blinds, window to rear with blinds.

**WC** With porcelain tiled flooring, window to front, blinds, wash basin, WC and radiator.

**LANDING** With window to side and doors to bedrooms and bathroom.

**BEDROOM ONE** 12' 1" x 13' 10" (3.68m x 4.22m) With window to front, radiator and fitted wardrobe, door to:-

**EN SUITE** With separate shower cubicle, electric shower, tiled walls in cubicle, vinyl flooring, window to front, WC and wash basin.

**BEDROOM TWO** 8' 10" x 9' 6" (2.69m x 2.9m) With window to rear, radiator.

**BEDROOM THREE** 6' 5" x 9' 8" (1.96m x 2.95m) With window to rear and radiator.

**BATHROOM** Benefits bath, WC, wash basin, vinyl flooring, half tiled walls, radiator.

**GARAGE** Offers up and over door and driveway in front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is low maintenance with paved patio area, artificial lawn, outside tap and fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE, Three, O2, Vodafone - Good in home and outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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 leasehold with approximately 990 years remaining. Service Charge is currently running at £250 per annum and is reviewed TBC. The Ground Rent is currently running at a peppercorn and is reviewed TBC. 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 241 1100