

Great Barr | 0121 241 4441

- PERFECT FOR FIRST TIME BUYERS
- GREAT CONDITION
- BALCONY ATTACHED TO LIVING ROOM
- TWO DOUBLE BEDROOMS
- INTEGRAL GARAGE



Ashcroft Grove, Handsworth Wood,
Birmingham, B20 3WG

£250,000



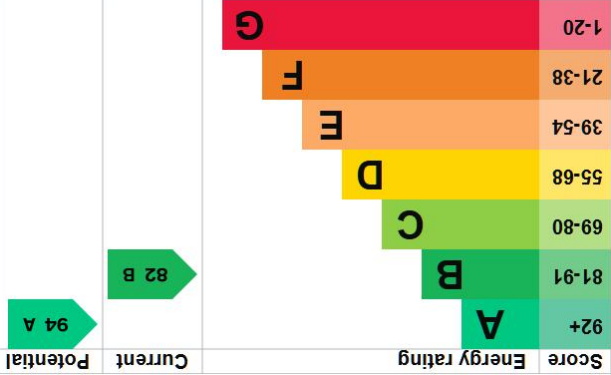
Approximate total area¹
1034 ft²
96.2 m²
Balconies and terraces
43 ft²
4 m²

(1) Excluding balconies and terraces

Calculations reference the B15 IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
GIRAFFE360

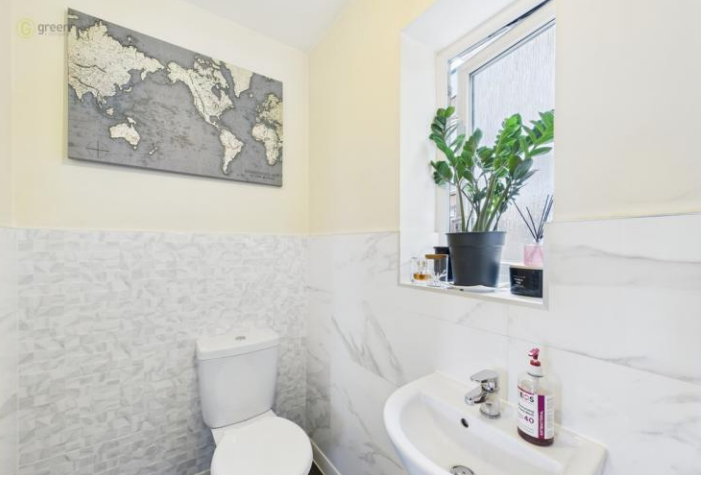
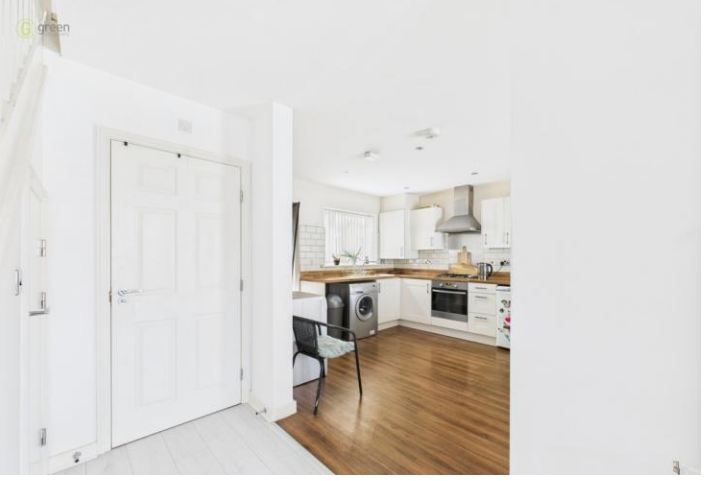


NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.





Property Description

OUTSIDE TO THE FRONT Dropped curb giving access to side garage, pathway leading to front door.

ENTRANCE HALL Laminate wood floors, ceiling lights, gas central heating radiator, open plan hallway leading to:-

KITCHEN/DINING Fully fitted kitchen with complimentary wall and floor units, space for washing machine, integrated oven and hob with appointed extractor fan, gas central heating radiator along with boiler hidden in cupboard, double glazed window to front, double glazed window and door to rear, half tiled wall, ceiling lights, laminate wood flooring, door to:-

W/C Hand wash basin, w/c, double glazed window to rear, half tiled walls, ceiling lights, central heating radiator.

GARAGE Garage door to front, brick walls, door to entrance, door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING Double glazed window to rear, central heating radiator, carpeted flooring, ceiling lights, access to loft, door leading to:-

LIVING ROOM Double glazed window to rear, laminate wood floor, ceiling lights, gas central heating radiator, double glazed door to balcony.

BEDROOM TWO Double glazed window to rear, laminate wood floor, gas central heating radiator.

BEDROOM ONE Double glazed window to front, laminate wood floor, gas central heating radiator.

BATHROOM Lino flooring, half tiled walls, double glazed window to front, w/c, wash hand basin, panel bath with shower over, gas central heating towel holder.

OUTSIDE TO THE REAR Laid mainly to lawn with fence boundaries, out shed, front access.

Council Tax Band B Birmingham City 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 17 Mbps. Highest available upload speed 1Mbps.

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 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?

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