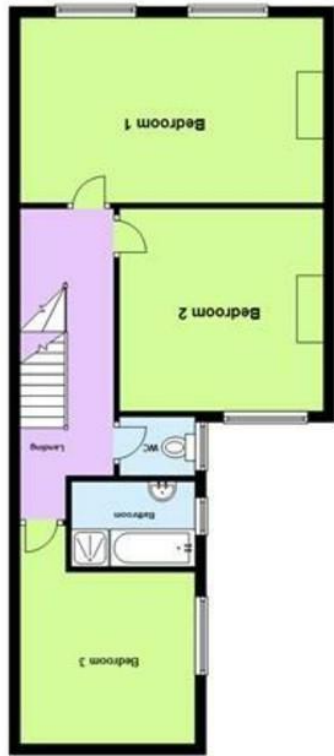


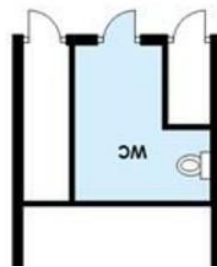
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor



First Floor



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (56-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Current Rating: 79
 Target Rating: 51
 WWW.EPC4U.COM

Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- SUBSTANTIAL PERIOD SEMI DETACHED IN NEED OF MODERNISATION
- OCCUPYING A LARGE PLOT
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- THREE FIRST FLOOR BEDROOMS
- BATHROOM & SEPARATE WC

220 Moor End Lane, Erdington, Birmingham, B24 9DR

Offers In Excess Of
 £410,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

IN NEED OF MODERNISATION - This substantial period semi detached house occupies this large plot occupies this popular residential location close to amenities to local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief which offers scope and potential, briefly comprises, vestibule entrance, reception hallway, three reception rooms, kitchen, first floor landing with three first floor bedrooms, bathroom and separate WC, second floor landing with two further bedrooms, multi vehicle driveway offering off road parking, detached garage. To the rear there is an enviable rear garden. Internal viewing of this property is highly recommended.

Outside to the front the property occupies a substantial plot set back behind a multi vehicle tarmac driveway with walls and fencing to perimeter, driveway gives access to the garage and gated access to rear.

VESTIBULE ENTRANCE Approached by a double glazed opaque entrance door with transom style window over, meter cupboard.

RECEPTION HALLWAY Approached by a glazed reception door with transom style window over, spindle staircase off to first floor accommodation, radiator, useful under stairs cupboard, doors off to reception rooms, further door through to walk in pantry

WALK IN PANTRY 5' 07" x 5' 05" (1.7m x 1.65m) With opaque double glazed window to side.

LOUNGE 13' 06" into bay x 13' 11" (4.11m x 4.24m) Having chimney breast, picture rail, coving to ceiling, walk in double glazed bay window to front, radiator.

DINING ROOM 12' 06" x 12' 04" (3.81m x 3.76m) Having coving to ceiling, fitted picture rail, chimney breast, radiator and double glazed door with matching side screens giving access to rear garden.

BREAKFAST ROOM 12' 04" x 14' 08" max 13' 03" min (3.76m x 4.47m) Having fire place with surround and hearth, useful built in storage cupboard, radiator, double glazed window to side and double glazed window to front and door through to kitchen.

FITTED KITCHEN 11' 07" x 6' 03" (3.53m x 1.91m) Having a matching range of wall and base units with work top surface over, having space for cooker, spaces and plumbing for washing machine and further appliances inset sink unit with mixer tap, tiled splash back surrounds, radiator, double glazed window to rear and opaque double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached by a spindle staircase from reception hallway, having stairs continuing off to second floor landing and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 00" x 18' 10" (3.35m x 5.74m) Having chimney breast with fire place, radiator and two double glazed windows to front elevation.

BEDROOM TWO 12' 05" x 12' 06" (3.78m x 3.81m) With double glazed window to rear, radiator.

BEDROOM THREE 16' 00" max 13' 06" min x 11' 06" (4.88m x 3.51m) Having double glazed window to side cast iron fire place, radiator.

BATHROOM Having a white suite comprising panelled bath, pedestal wash hand basin, part tiling to walls, fully tiled shower cubicle with electric shower over, opaque double glazed window to side elevation.

SEPARATE WC Having low flush WC and opaque double glazed window to side elevation.

SECOND FLOOR LANDING Approached by a staircase from first floor, having useful eaves storage cupboard window to front and doors off to bedrooms.

BEDROOM FOUR 10' 11" max x 12' 08" max (3.33m x 3.86m) With double glazed window to front.

BEDROOM FIVE 18' 01" max 14' 09" min x 7' 09" (5.51m x 2.36m) With double glazed window to side.

OUTSIDE To the rear the property is set on a large plot with extensive block paved patio leading into mature lawned garden with fencing to perimeter, detached garage.

DETACHED GARAGE 20' 10" x 10' 11" (6.35m x 3.33m) Having double doors to front, light and power, double glazed door with matching side screens giving access out to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 214 Mbps. Highest available upload speed 31 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media.

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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