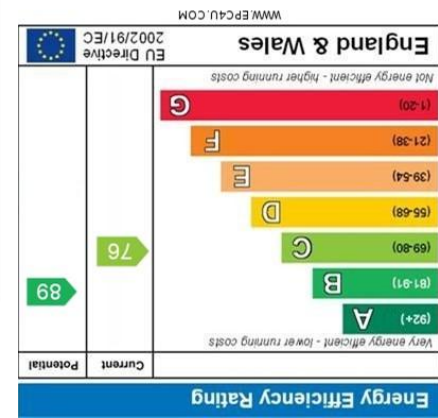


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
 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.



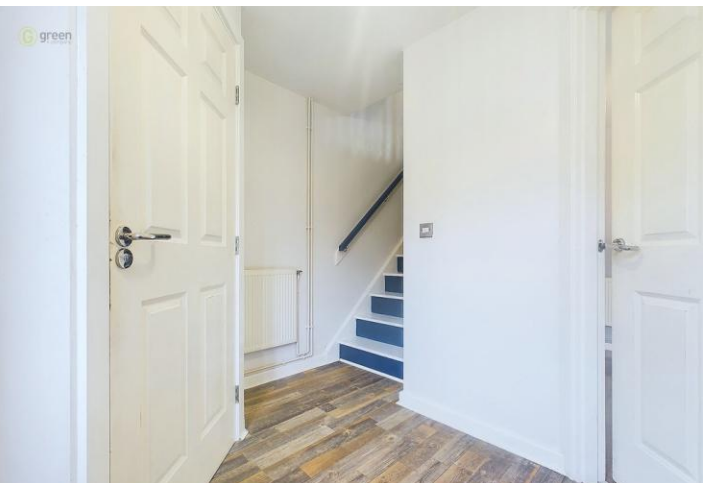
Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- DOWNSTAIRS WC
- SPACIOUS LOUNGE
- MODERN KITCHEN DINER
- OFF ROAD PARKING

Melbourne Road, Birmingham, B34 7LT

£220,000



## Property Description

Fabulous opportunity for first time buyers or a growing family to acquire this three bedroom end terraced home situated on Melbourne Road, offering off road parking, spacious hallway, downstairs WC, generous lounge, kitchen diner. The first floor offers three bedrooms and family bathroom. Located 0.2 mile from shops and amenities. Do not miss out on this ideal home, Call Green and Company to arrange your viewing.

Off road parking and entrance to:-

**HALL** With wood effect vinyl flooring, radiator, stairs to first floor and doors to lounge and wc.

**LOUNGE** 12' 10" x 14' 9" (3.91m x 4.5m) With polished laminate flooring, window to front, under stairs storage and door to:-

**KITCHEN** 16' 4" x 9' 9" (4.98m x 2.97m) With modern units, wood effect worktops, five ring gas hob, extractor, oven, sink, tiled splash backs, vinyl wood effect flooring, window to rear, dining area has radiator, window and door to rear.

**WC** With vinyl flooring, sink, wc, radiator and window to front.

**FIRST FLOOR** With doors to bedroom one, two, three and bathroom.

**BEDROOM ONE** 9' 4" x 13' 1" (2.84m x 3.99m) Offers radiator and window to rear.

**BEDROOM TWO** 8' 2" x 8' 0" (2.49m x 2.44m) Offer window to front, radiator.

**BEDROOM THREE** 7' 8" x 9' 0" (2.34m x 2.74m) Offers window to front, radiator.

**BATHROOM** 6' 5" x 5' 4" (1.96m x 1.63m) Has vinyl flooring, bath, sink, wc, window to rear, radiator, electric shower, tiling around bath.

**GARDEN** Paved patio, lawn, fenced boundaries.

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps. Networks in your area - no information available

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100