

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



LEGAL READY

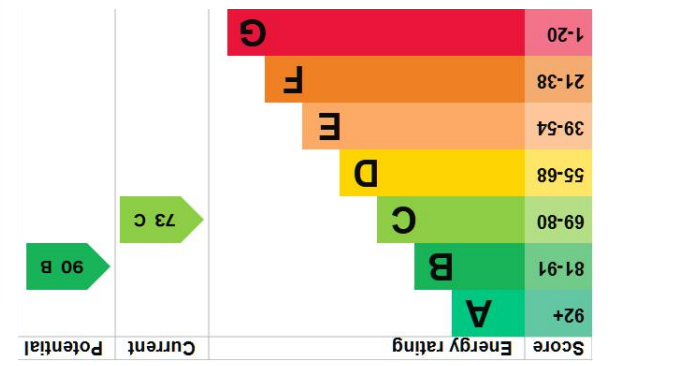
“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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

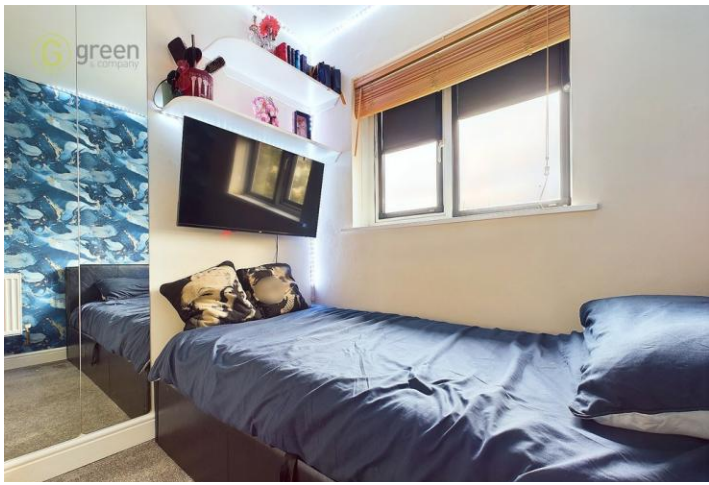
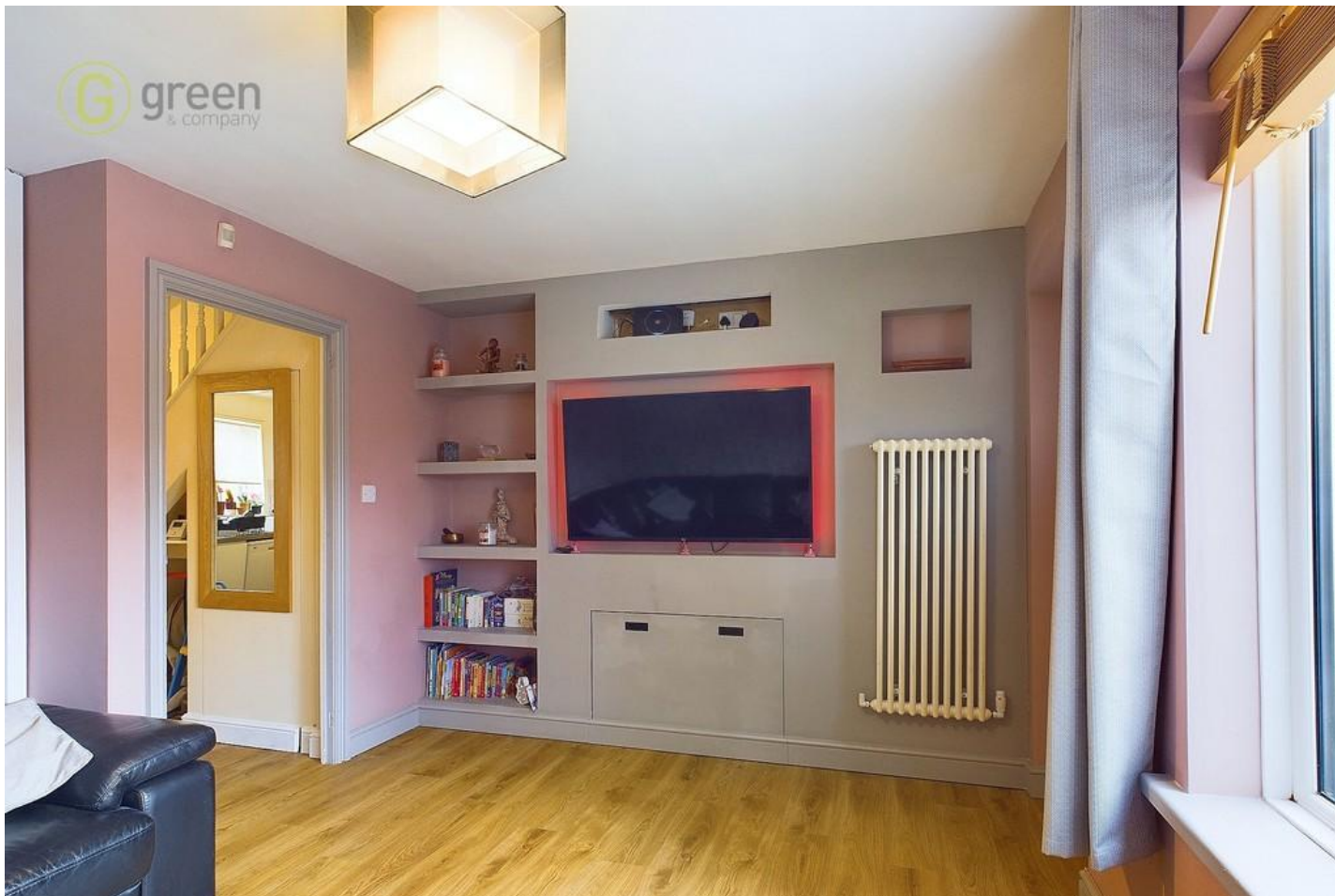


- WONDERFUL VIEWS
- THREE BEDROOMS
- LOW MAINTENANCE GARDEN
- GENEROUS DRIVEWAY
- MODERN KITCHEN
- IDEAL FIRST TIME BUYER HOME

Packington Avenue, Shard End, Birmingham, B34 7RD

Offers In Excess Of
 £220,000





Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

WOW What a view!! - If you are looking for a home with open views over Kingfisher Country Park and Shard End Lake this is one not to miss out on. This wonderfully well-presented home appeals to first time buyers or anyone looking to downsize, starting with the generous off road parking with driveway for numerous vehicles, into the hallway with useful downstairs storage, doors to kitchen and lounge with upstairs benefiting from three bedrooms, family bathroom. Low maintenance rear garden, please call Green and Company to arrange your viewing on 0121 241 1100.

Off road parking for numerous vehicles leading into:-

STORM PORCH With door to hallway.

HALL With laminate flooring, radiator, window to side, useful downstairs storage, doors to lounge and kitchen.

LOUNGE 13' 8" x 11' 4" (4.17m x 3.45m) Benefits laminate flooring, media wall with shelving, window to rear with blinds, radiator, door to garden.

KITCHEN 8' 6" x 11' 3" (2.59m x 3.43m) Benefits from modern style units, wood effect worktops, laminate flooring, integrated oven, electric hob, window to front, blinds, radiator.

FIRST FLOOR With doors to bedrooms, window to side and two airing cupboards.

BEDROOM ONE 8' 10" x 8' 5" (2.69m x 2.57m) Has wonderful views over Kingfisher Country Park and benefits fitted wardrobes, bi-fold door into room, radiator and window with blinds to front.

BEDROOM TWO 7' 5" x 11' 9" (2.26m x 3.58m) Benefits from fitted wardrobes, shelving, radiator and window with blinds to rear.

BEDROOM THREE 6' 9" x 7' 1" (2.06m x 2.16m) Benefits from bi-fold door, window to rear with blinds and radiator.

BATHROOM Has laminate flooring, radiator, window to front, WC, vanity sink, feature tiled wall, mixer shower and bath.

GARDEN Is low maintenance and benefits artificial lawn, composite decked area, fenced boundaries, armoured cable ready for outside electric.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 10Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openread, 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?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100