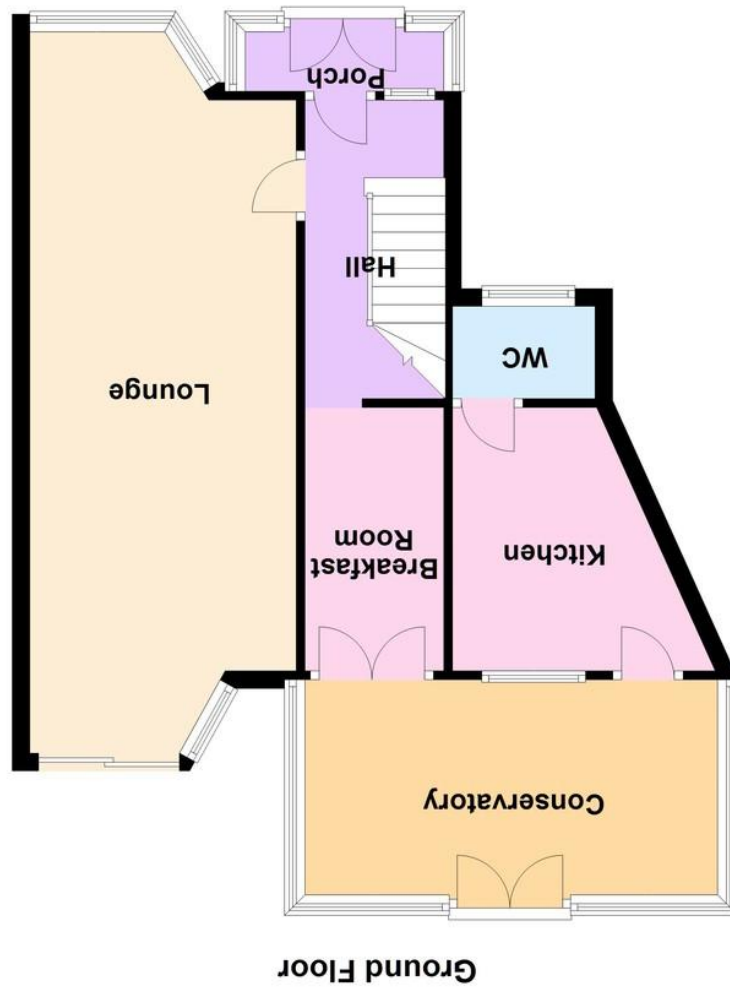
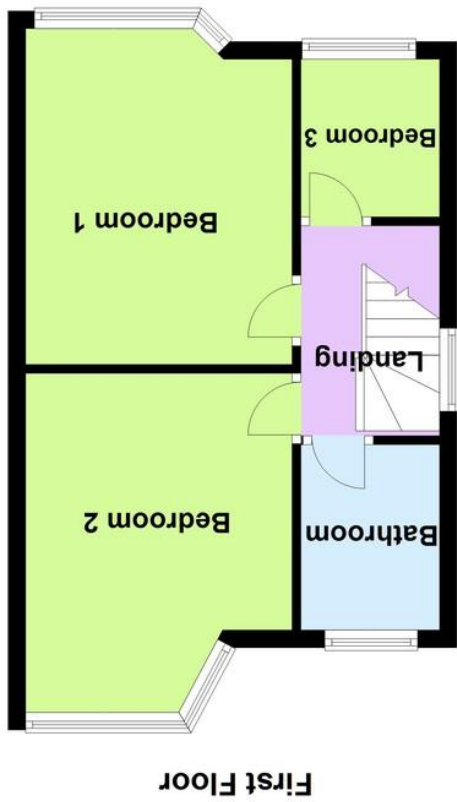
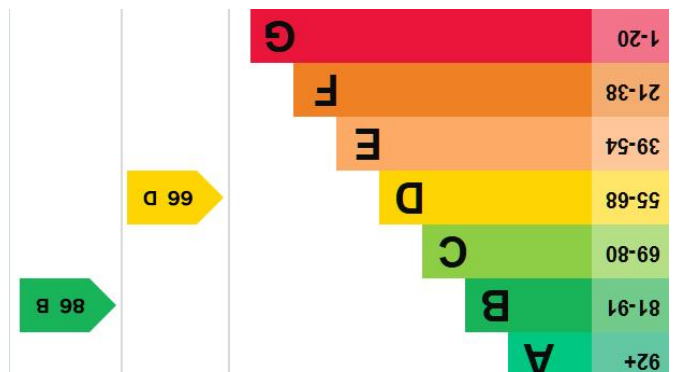


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



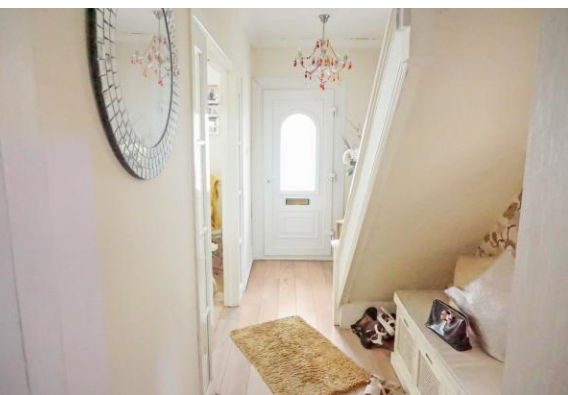
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations 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 Conveyor.



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 .....



- EXTENDED SEMI DETACHED HOME
- TWO BEDROOMS PLUS STUDY/BOX ROOM
- THROUGH LOUNGE/DINER
- BREAKFAST ROOM
- EXTENDED KITCHEN
- EXTENDED BATHROOM

40 Julia Avenue, Erdington, Birmingham, B24 0QE

£254,800



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

Set in a popular cul de sac with superb bus routes to Birmingham City Centre and access to local amenities, this two bedroom plus study/box room traditional semi detached property has been extended and comprises entrance porch, hall, through lounge/diner, breakfast room, extended kitchen, conservatory, extended bathroom, garden to rear and off road parking to front. The property must be viewed to be appreciated and in more detail the accommodation comprises:

**ENTRANCE PORCH** Having single glazed double doors to front with single glazed windows either side, tiled floor and door to hall.W

**HALL** Having double glazed door to front, single glazed windows to side, ceiling light point, coving, laminate floor, stairs to first floor landing and double doors to lounge.

**LOUNGE / DINER** 24' 10" x 10' (7.57m x 3.05m) Having double glazed half bay windows to front and rear, living flame fire with stone effect surround, ceiling light point, coving, radiator and laminate floor.

**BREAKFAST ROOM** 9' 10" x 5' 2" (3m x 1.57m) Having double glazed French doors to conservatory, single radiator, ceiling light point and coving.

**EXTENDED KITCHEN** 10' 3" max x 10' (3.12m x 3.05m) Being fitted with a matching range of wall and floor base storage units, single glazed window to front, double glazed door to front, double glazed door to conservatory, stainless steel one and a half bowl sink, tied splash backs, electric cooker point with cooker hood, plumbing for washing machine, laminate floor, two ceiling light points and coving and door leading to.

**GUEST CLOAKROOM** Being re-appointed with a white suite comprising vanity wash hand basin with low level wc, complementary plastic cladding to walls and opaque double glazed window to front.

**CONSERVATORY** 15' 8" x 8' (4.78m x 2.44m) Being UPVC construction with double glazed windows to rear and side, double glazed French doors to garden, laminate floor and wall light.

**FIRST FLOOR LANDING** Having double glazed window to side, loft access, ceiling light point, coving and doors to:

**BEDROOM ONE** 12' 4" into bay x 10' (3.76m x 3.05m) Having double glazed half bay window to front, single radiator, ceiling light point and coving.

**BEDROOM TWO** 12' 2" into half bay x 10' (3.71m x 3.05m) Having double glazed half bay window to rear, single radiator, ceiling light point and coving.

**STUDY/BOX ROOM** 6' 2" x 5' 2" (1.88m x 1.57m) Having double glazed window to front, single radiator, laminate floor, ceiling light point and coving.

**FAMILY SHOWER ROOM** Being luxuriously re-appointed with a white suite comprising vanity wash hand basin with cupboards below and low flush wc, double walk in shower cubicle with fix rain water shower over, ladder heated towel rail and ceiling light point. Having double glazed window to rear,

**OUTSIDE** To the rear there is a paved patio leading to lawn, gravelled borders with shrubs and plants and fence surrounding.

To the front there is gravelled borders with shrubs and plants and off road parking.



Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data likely availability for O2 & Vodafone voice and data limited availability for EE & Three.

Broadband coverage

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

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

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

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.

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

