

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

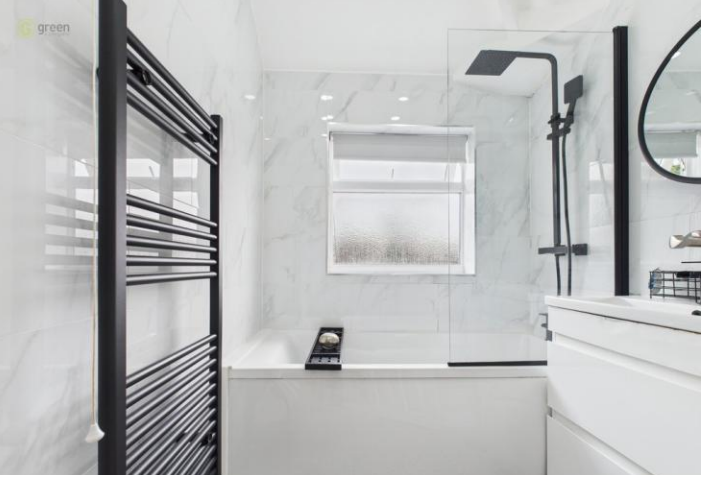


- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI DETACHED
- WOW BATHROOM
- REFITTED MODERN KITCHEN
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN



Farnhurst Road, Hodge Hill, Birmingham, B36 8HS

£270,000



Property Description

Amazing opportunity to acquire this wonderfully well presented three bedroom semi detached on the ever popular sought after Farnhurst Road. This home really does offer fabulous living, two reception rooms, refitted modern kitchen, downstairs wc, three bedrooms and wonderful family bathroom. Off road parking and expansive rear garden. Give Green and Company a call to arrange your viewing.

Driveway for off road parking and entrance to porch with patio door and door into:-

HALL Benefiting Herringbone laminate flooring, radiator, window to side, oak doors to kitchen, lounge, reception room and downstairs wc.

RECEPTION ROOM 15' 8" x 9' 10" (4.78m x 3m) With Herringbone laminate flooring, oak door, bay window with blinds, radiator.

LOUNGE DINER 21' 11" x 9' 7" (6.68m x 2.92m) With Herringbone laminate flooring, patio to garden, feature light, radiator.

KITCHEN 17' 5" x 5' 7" (5.31m x 1.7m) Refitted and benefits modern style units, tiled flooring, geometric wall tiling, integrated oven, microwave, gas hob, larder cupboard, sink and drainer, spotlights and door to rear.

WC With window to side, wc, tiled floor and walls, utility area.

FIRST FLOOR With window to side, loft access and doors to bedrooms and bathroom.

BEDROOM ONE 13' 0" x 9' 9" (3.96m x 2.97m) With bay window to front, blinds, radiator.

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m) With window to rear, blinds, radiator and fitted wardrobe.

BEDROOM THREE 6' 7" x 5' 7" (2.01m x 1.7m) With window to front, blinds and radiator.

BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m) A fantastic room with marble effect wall tiling, wood effect flooring, heated towel rail, mixer shower, bath, vanity sink, wc, window to rear and blinds.

GARDEN With lawn area, shed and fenced boundaries.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 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.

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WANT TO SELL YOUR OWN PROPERTY?
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