

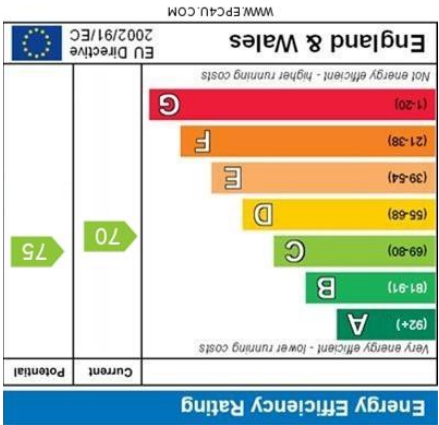
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM MID TERRACE
- SPACIOUS HOME
- DINING AREA
- LOUNGE ONTO GARDEN
- UTILITY AREA
- KITCHEN WITH PANTRY

Brook Farm Walk, Chelmsley Wood, Birmingham, B37 6SE

Offers In Region Of  
£190,000





## Property Description

Wonderful opportunity to acquire this spacious three bedroom mid terrace home off a quiet walkway on Brook Farm Walk. This home really is an ideal starter home for the first time buyer or even families looking to progress up the property ladder. Open plan hallway with dining area, generous lounge with doors to garden, kitchen, utility area, three bedrooms and family bathroom. Finishing off this lovely home is the private rear garden with block paved patio area. Do not miss this fantastic opportunity. Call Green and company to arrange your viewing.

PORCH With tiled floor and door to:-

HALL Opening into dining area with stairs, radiator, French doors to lounge, door to kitchen.

LOUNGE With radiator, electric fire and surround, patio door to rear, door to utility area, door to kitchen.

KITCHEN With tiled flooring, bay window to front, spotlights, integrated double oven, gas hob, sink, wall and base units with contrasting worktops, tiled splash backs and pantry cupboard.

UTILITY AREA Off lounge with door to garden, tiled floor and window to side.

LANDING With two airing cupboards, door to bedrooms and bathroom.

BEDROOM ONE Having window to front, radiator, fitted wardrobe.

BEDROOM TWO Having window to rear, radiator and wardrobe space.

BEDROOM THREE Having window to rear, radiator and single built-in wardrobe.

BATHROOM Window to front, vinyl flooring, three piece bathroom suite, tiling around bath, mixer shower over bath and radiator.

GARDEN Block paved for patio area, lawn, trees and shrubbery, garden shed, rear gate.

Council Tax Band B - Solihull

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 70 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:- Virgin Media, Openreach

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