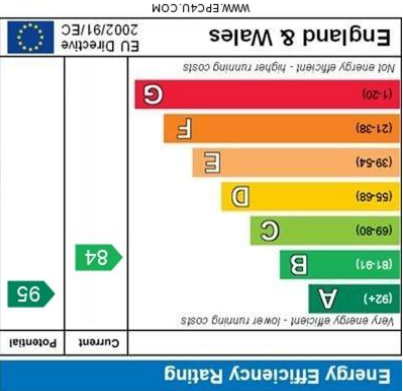




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Boldmere | 0121 321 3991



- BENEFITS FROM NO UPWARD CHAIN
- REALLY GREAT, WELL PRESENTED HOME WITH GOOD SIZED ROOMS
- 3 SUPER BEDROOMS
- LOVELY SHOWER ROOM



Sir Benjamin Stone Way, Erdington, Birmingham, B23 5UL

£290,000





## Property Description

What a fantastic opportunity this is. Offered with the advantage of no upward chain, this modern three bedroom semi-detached house provides well proportioned accommodation of much appeal.

Fronting Sutton Road, almost opposite Orchard Road junction, this property is very well located with regard to local schools, shopping facilities at Wylde Green and Erdington, and with convenient access to railway stations at Chester Road and Erdington. The property also benefits from being along many local bus routes.

Served by gas central heating and having double glazing, the property is very tastefully presented throughout and offers deceptively spacious accommodation. The step free access throughout the ground floor ensures accessibility for all.

Standing behind a driveway and lawned fore garden, the property enjoys a private and well maintained rear garden. As previously mentioned the property is offered with no upward chain.

The property needs to be viewed internally to be fully appreciated. In more detail the accommodation comprises:

**WIDE RECEPTION HALL** With double glazed front door, radiator, staircase leading off, cupboard under stairs.

**FITTED CLOAKROOM** With low level WC, wash basin and radiator.

**L-SHAPED LOUNGE/DINING AREA** 15' 11" x 16' 9" (4.85m x 5.11m) With two radiators, double glazed sliding patio doors to rear garden.

**FITTED KITCHEN** 8' 8" x 12' 10" (2.64m x 3.91m) With double glazed window, radiator, an excellent range of units incorporating a stainless steel one and half bowl sink unit with mixer tap, base cupboard units and base drawers, a range of wall cupboards, wall mounted gas fired central heating boiler, integrated appliances including gas hob, extractor over, electric oven, dishwasher, washing machine and fridge freezer.

**FIRST FLOOR**

**LANDING** With radiator, double glazed window, access to loft and large storage cupboard with electric light.

**BEDROOM ONE** 9' 0" x 15' 3" (2.74m x 4.65m) With radiator, double glazed window to rear.

**BEDROOM TWO** 8' 9" x 14' 6" (2.67m x 4.42m) With radiator, double glazed window to front..

**BEDROOM THREE** 6' 8" x 10' 0" (2.03m x 3.05m) With radiator, double glazed window to rear.

**SHOWER ROOM** 6' 10" x 5' 11" (2.08m x 1.8m) Newly renovated with tiled flooring and fully tiled walls, ladder radiator, modern fixtures and fittings including large shower compartment with glazed screening, floating wash basin with drawers underneath, low level WC, double glazed window.

**OUTSIDE** The property stands behind a driveway together with adjacent lawned area. There is security gated access which serves number 27 and 29. To the rear is an enclosed well maintained garden with patio area, double power point, cold water tap, lawn, fenced boundaries, side gate.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE, Three, O2 - Good in home and outdoor  
Vodafone - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, 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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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991