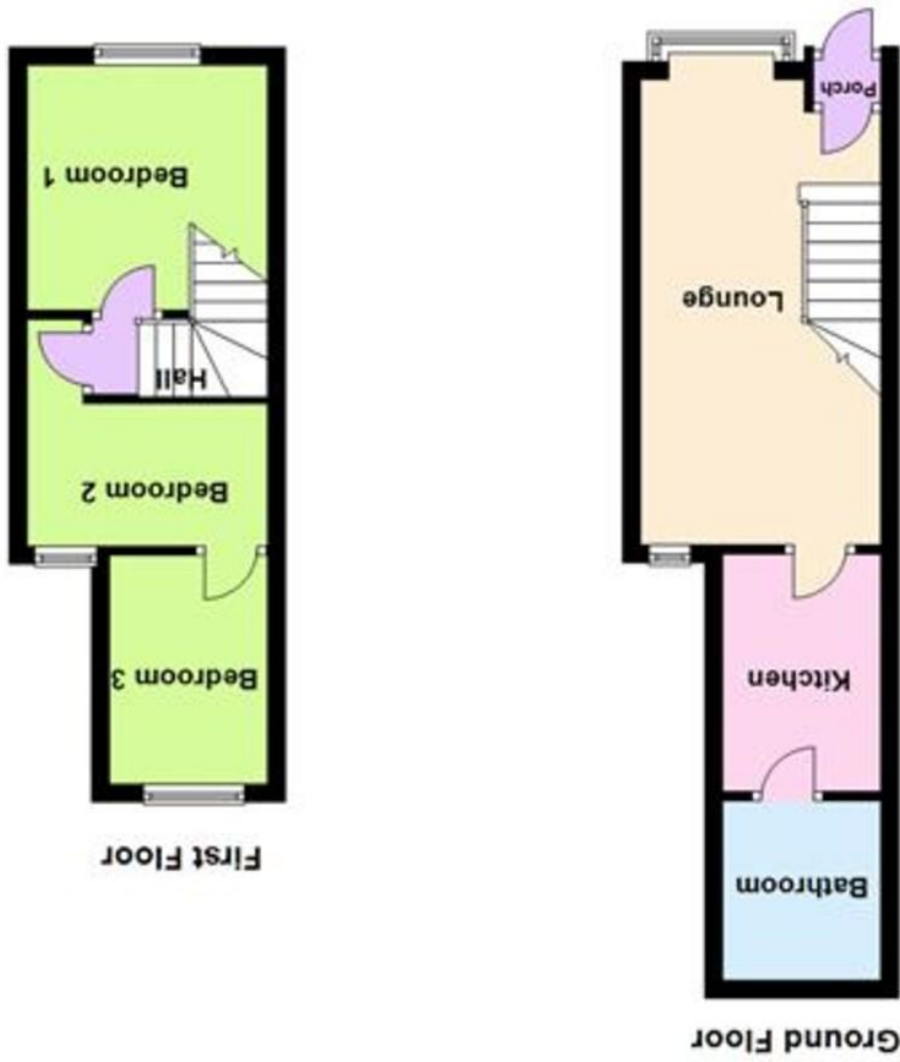


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441

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.

SignedDate



- THREE BEDROOMS
- HUGE LOUNGE AREA
- PRIME LOCATION
- NEARBY SCHOOLS
- EPC RATING D
- EXCELLANT TRANSPORT LINKS

Brantley Road, Aston, Birmingham, B6 7DR

Fixed Price Of £165,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Introducing this charming terraced property for sale, located in a vibrant community with excellent public transport links, nearby schools, and a range of local amenities.

This property offers great potential for those looking to modernise and create their dream home. Featuring three bedrooms, including two double bedrooms and a unique interlinking single bedroom, this home is ideal for families or couples seeking a project.

The spacious lounge provides a comfortable area for relaxation and entertainment, perfect for quality time with loved ones. The property boasts a kitchen awaiting your personal touch to transform it into a culinary haven.

With an EPC rating of D and council tax band A, this home offers both energy efficiency and affordability.

Don't miss the opportunity to own a property with such character and potential. Contact us today to arrange a viewing and unleash the possibilities that this property holds.

PORCH With front door into:-

LOUNGE 26' 4" x 10' 11" (8.03m x 3.33m) Having stairs to first floor, bay window to front, window to rear, two ceiling light points, two radiators and door leading into:-

KITCHEN 16' 2" x 6' 4" (4.93m x 1.93m) Having wall and base units, sink, free standing gas cooker, window to side, door to garden and two ceiling light points.

DOWNSTAIRS BATHROOM 10' 0" x 6' 2" (3.05m x 1.88m) Being tiled and having ceiling light point, bath, WC, sink, window to side and storage cupboard housing gas central heating boiler.

LANDING With doors to bedrooms.

BEDROOM ONE 14' 10" x 7' 9" (4.52m x 2.36m) With ceiling light point, radiator and window to front.

BEDROOM TWO INTERLINKING 11' 4" x 10' 11" (3.45m x 3.33m) With window to side, radiator, ceiling light point and storage cupboards.

BEDROOM 3 10' 5" x 5' 10" (3.18m x 1.78m) Having window to rear, radiator and ceiling light point.

OUTSIDE To the rear is a garden with paved patio throughout, garden shed and fence boundaries,

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

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

Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Virgin Media, Openreach

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 4441

