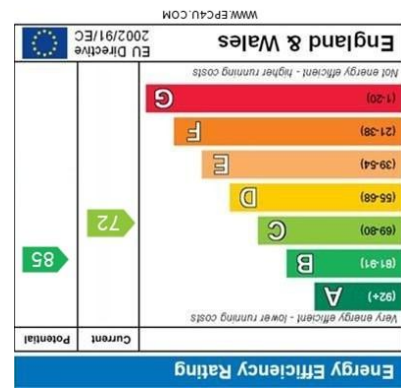


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 therefore we recommend that you regularly monitor our website or email us for updates. State that the EPC must be presented within 21 days of initial marketing of the property. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- THREE BEDROOM END TERRACE HOME
- EN SUITE TO MASTER BEDROOM
- SPACIOUS GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING



Churchacre, Erdington, Birmingham, B23 5XT

£265,000



Property Description

NO ONWARD CHAIN

An extensively modernised and stylishly remodelled THREE bedroom TWO bathroom end terrace with a large master bedroom with walk-in wardrobe, dressing area plus en-suite bathroom. Additional benefits include large family size dining kitchen, conservatory, guests WC, enclosed landscaped and walled rear garden with additional privacy screening, corner position and open public parkland to the front. Residential area behind St Mary's College Oscott, popular for its proximity to Sutton Coldfield boundary and for access to local school, amenities and commuting.

Give us a call now to book your viewing!

PORCH Providing access to:-

ENTRANCE HALL Providing access to downstairs living areas and stairs leading off.

LIVING ROOM 11' 7" x 16' 1" (3.53m x 4.9m) Carpeted, double glazed windows to front and side, radiator, ceiling light and power points.

KITCHEN / DINING ROOM 11' 4" x 21' 5" (3.45m x 6.53m) Having tiled flooring, a range of wall and base units, double glazed window to rear, double glazed sliding door to conservatory, radiator, ceiling light and power points.

PANTRY 5' 4" x 3' 4" (1.63m x 1.02m)

CONSERVATORY 8' 11" x 14' 7" (2.72m x 4.44m) Having tiled flooring and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms and bathroom.

BEDROOM ONE 11' 6" x 11' 9" (3.51m x 3.58m) Carpeted, double glazed window to front, walk-in wardrobe, radiator, ceiling light and power points,

EN SUITE 4' 7" x 10' 4" (1.4m x 3.15m) Having bath with overhead shower, double glazed window to rear, low level wc, wash basin, heated towel rail and ceiling light.

BEDROOM TWO 11' 6" x 10' 4" (3.51m x 3.15m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 8' 6" x 7' 11" (2.59m x 2.41m) Double glazed window to rear, radiator, ceiling light and power points.

BATHROOM 6' 6" x 6' 6" (1.83m x 1.98m) Having bath with overhead shower, low level wc, wash basin, double glazed window to rear, ceiling light.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.6Mbps

Broadband Type = Superfast Highest available download speed 65Mbps. Highest available upload speed 20Mbps.

Networks in your area:- 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.

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991