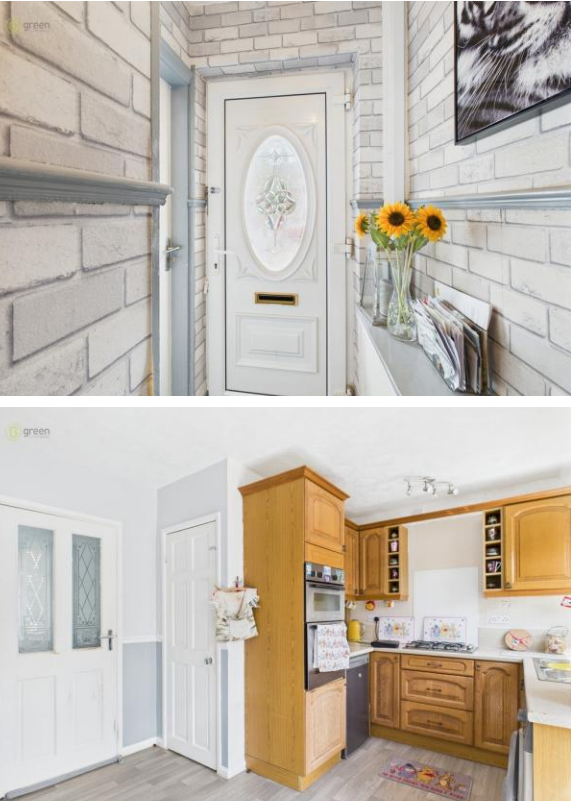
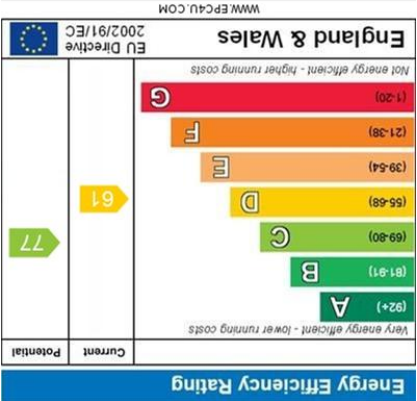




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



- 3 BEDROOMS
- KITCHEN/ DINER
- WELL MAINTAINED
- OFF ROAD PARKING
- DOUBLE GARAGE TO REAR
- GREAT LOCATION







## Property Description

Welcome to this cozy 2-story property spanning a comfortable 875 square feet of total area. The home portrays a well-thought-out floor plan with the ground floor featuring a functional kitchen equipped with a stove and Dining area and a lovely Living Room. The first floor houses the private quarters of the property with 3 well-sized bedrooms and a bathroom fitted with a modern shower. An added advantage is the presence of a double garage that could accommodate your vehicle or could serve extra storage space. This home is perfect for small families or individuals searching for a space that brings together comfort and functionality.

To the front is a garden, having dropped kerb, paved parking area with a side gated access to the rear garden.

**ENTRANCE PORCH** Double glazed door to the front and double glazed door to:-

**ENTRANCE HALL** Having double glazed door to front, carpeted, stairs to the first floor, radiator.

**LOUNGE** 12' 11" x 11' 9" (3.94m x 3.58m) With double glazed window to front, carpeted, radiator, ceiling light.

**KITCHEN** 10' 11" x 14' 11" (3.33m x 4.55m) Fitted kitchen with wall and base units, double glazed window to rear, double glazed French doors to the rear garden, stainless steel sink and drainer, work surfaces, tiled splash backs, electric oven, gas hob, electric cooker point, plumbing for washing machine, door to storage room which houses the fridge/freezer, radiator, laminate flooring.

**FIRST FLOOR LANDING** Ceiling light with doors to all bedrooms and bathroom, carpeted.

**BEDROOM ONE** 10' 10" x 9' 0" (3.3m x 2.74m) Double glazed window to front, radiator, ceiling light, carpeted, built-in wardrobes.

**BEDROOM TWO** 10' 10" x 8' 0" (3.3m x 2.44m) Double glazed window to the rear, radiator, ceiling light, laminate flooring.

**BEDROOM THREE** Double glazed windows to rear, radiator, ceiling light and carpeted.

**BATHROOM** Double glazed window to the front, double shower cubicle, wc, wash hand basin, fully tiled throughout with lino flooring, ceiling light.

**REAR GARDEN** Paved, strip of artificial grass, plant and shrubs, fenced, to the rear of the garden there is door access to:-

**DOUBLE GARAGE** With two separate up and over doors, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

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

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441