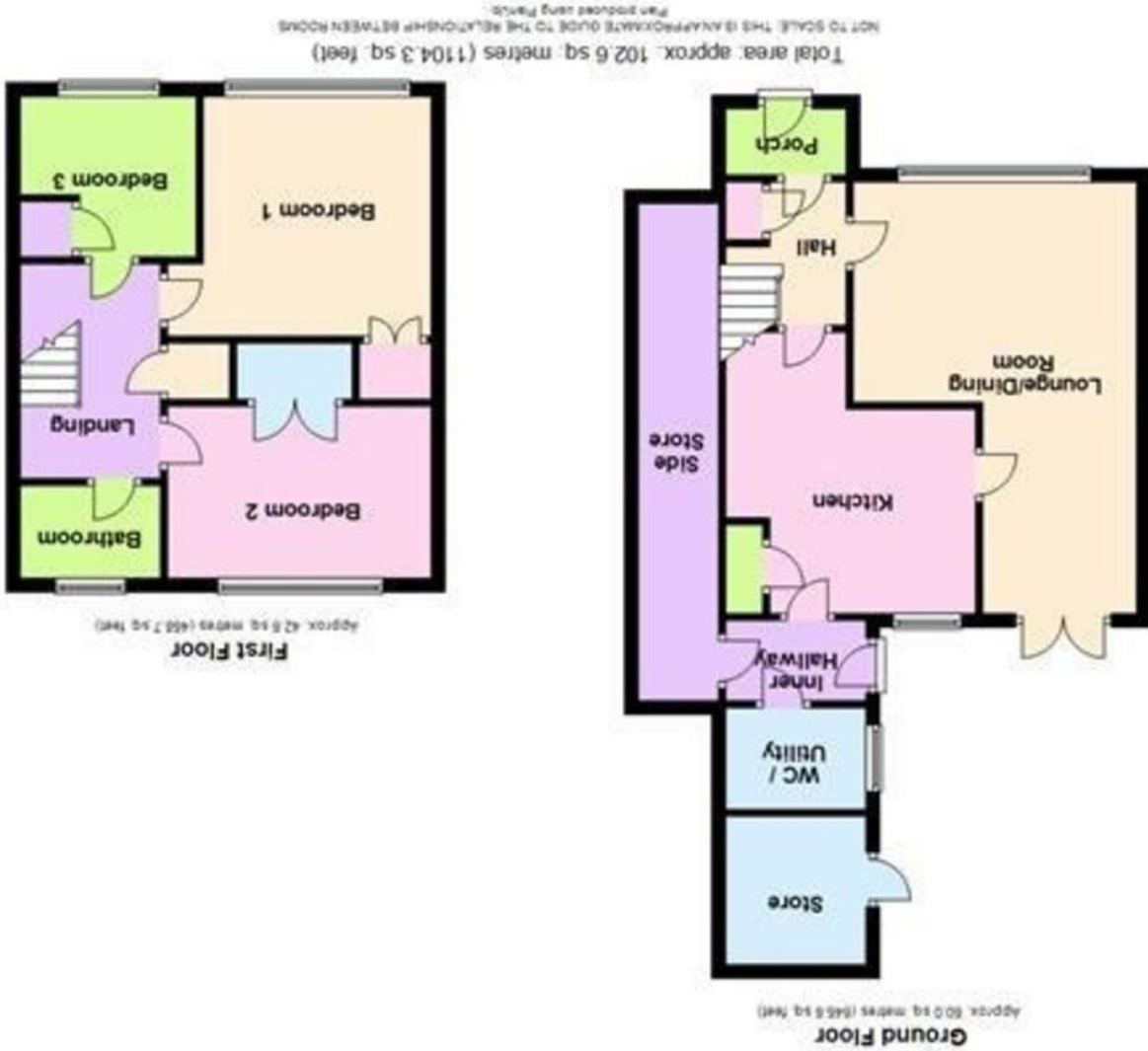


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- Impressive Garden
- Utility
- Downstairs WC
- Lounge Dining
- Block Paved Driveway
- Shower Room



Farmoor Grove, Shard End, Birmingham, B34 7LE

Offers In Region Of
 £240,000



Property Description

DRAFT SALES DETAILS WAITING VENDOR APPROVAL

What a fantastic three bedroom end terraced home which needs to be viewed to be appreciated. The property comprises; lounge/diner, well presented kitchen, shower room, utility area, downstairs WC, three bedrooms and large impressive garden and side storage. Less than 0.4 mile to local shops and amenities. This really does need to be viewed! Call Green and Company now to arrange your viewing.

Block paved driveway entering porch and door into:-

HALL With wood front door, radiator, stairs to first floor, door to kitchen and lounge, also benefitting from utilities cupboard and feature light.

LOUNGE 13' 08" x 10' 07" (4.17m x 3.23m) With window to front, two radiators, electric fire with oak effect surround, feature lighting and opening into:-

DINING AREA 10' 02" x 7' 06" (3.1m x 2.29m) French doors to rear garden, radiator, feature lighting and door to kitchen.

KITCHEN 13' 06" max 9' 10" min x 12' 00" max 5' 11" min (4.11m x 3.66m) Wood effect worktop, window to rear with blind, spotlights, integrated dishwasher and fridge, stainless steel bowl and drainer with waste dispenser, extractor, metro brick tiles, pantry, tiled flooring, space for cooker, radiator and door to inner hall.

INNER HALL 6' 11" x 3' 11" (2.11m x 1.19m) With doors to garden, side passage and utility/WC.

UTILITY/WC 6' 11" x 4' 11" (2.11m x 1.5m) With WC, window to side, plumbing for washing machine and space for other white goods.

FIRST FLOOR LANDING With doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 12' 11" x 10' 05" (3.94m x 3.18m) With radiator, window to front, built in wardrobe and feature light.

BEDROOM TWO 15' 03" x 8' 07" (4.65m x 2.62m) With window to rear, radiator and built in wardrobe.

BEDROOM THREE 8' 09" x 7' 09" (2.67m x 2.36m) With window to front, laminate flooring, radiator and boiler cupboard.

SHOWER ROOM With quadrant shower cubicle, mixer shower, heated towel rail, WC, wash basin, vinyl flooring, three way spot light, laminate



wall panel and mirror cabinet.

REAR GARDEN Is expansive and offers potential, offering decking, lawn area, patio area and a selection of trees and shrubs and fenced boundaries, brick built store off back of utility. Definitely needs to be seen to be appreciated!

Council Tax Band B Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin & 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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