



green
& company



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£280,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Presenting an attractive four-bedroom terraced property, currently listed for sale. This property has been thoughtfully extended and loft converted, providing ample space and a unique charm that sets it apart.

As you enter, you are greeted by two inviting reception rooms, the first of which boasts large windows that allow for plenty of natural light to flood the space, creating a vibrant and welcoming atmosphere. The property benefits from a spacious, naturally lit, and extended kitchen, perfect for those who love to cook and entertain.

Accommodation comprises four well-appointed bedrooms. Three of these are generously sized double rooms, with the first being particularly spacious and the second possessing an abundance of natural light. The fourth bedroom is a comfortable single room, making it versatile for use as a study or guest room.

The property is also equipped with two bathrooms. The large principal bathroom is fitted with a free-standing shower, offering modern convenience. Additionally, there is the practicality of a downstairs bathroom, making this a truly functional family home.

The location of the property is ideal. It benefits from being in close proximity to essential public transport links, local amenities, and reputable schools. This makes it an attractive proposition for families and couples alike.

In summary, this unique terraced property with its extended and loft converted features offers a perfect blend of spacious accommodation and convenient location, making it an ideal home for any prospective buyer.

LOUNGE 14' 0" x 12' 8" (4.27m x 3.86m) Bay window to front, laminate flooring, ceiling light point, radiator.

DINING ROOM 12' 6" x 12' 6" (3.81m x 3.81m) Ceiling light point, laminate flooring, window to rear garden.

KITCHEN 20' 0" x 7' 8" (6.1m x 2.34m) Extended kitchen, tiled, wall and base units, two windows to side, spotlights, sink, free-standing cooker, extractor fan, splash backs, space for washing machine and tumble dryer.

DOWNSTAIRS BATHROOM 7' 0" x 6' 4" (2.13m x 1.93m) Tiled, bath, toilet, sink with unit underneath, window to rear.

FIRST FLOOR

BEDROOM ONE 12' 8" x 11' 2" (3.86m x 3.4m) Light ceiling point, window to front and radiator.

BEDROOM TWO 12' 6" x 9' 8" (3.81m x 2.95m) Ceiling light point, radiator, window to rear.

BATHROOM 9' 6" x 7' 6" (2.9m x 2.29m) Having free-standing shower, tiled, vinyl flooring, towel radiator, sink with unit underneath, LED mirror, window to rear garden, toilet.

SECOND FLOOR

BEDROOM THREE 18' 8" x 12' 4" (5.69m x 3.76m) Loft converted bedroom, ceiling light point, laminate flooring, radiator, two windows to front and further window to rear.

BEDROOM FOUR 9' 8" x 7' 8" (2.95m x 2.34m) Ceiling light point, window to rear and radiator.

REAR GARDEN Paved throughout with garden shed to rear.

Council Tax Band A - Birmingham City Council

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

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

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

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

WANT TO SELL YOUR OWN PROPERTY?
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