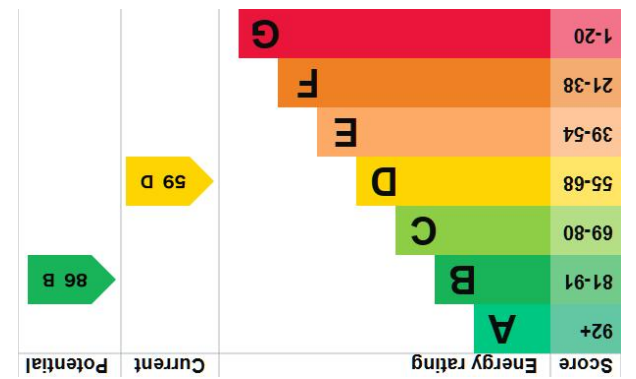


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 97.6 sq. metres (1050.7 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Funkle



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.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI-DETACHED
- SOUGHT AFTER LOCATION
- SPACIOUS HALLWAY
- KITCHEN WITH PANTRY
- TWO RECEPTION ROOMS
- LOW MAINTENANCE GARDEN



Hodge Hill Road, Hodge Hill,
 Birmingham, B34 6DR

Offers in excess of
 £275,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Fabulous opportunity to acquire this three bedroom semi detached property in this sought after location. Offering two reception rooms, kitchen with pantry, bathroom, low maintenance garden and separate garage. Situated for transport routes and local amenities. Do Not miss out on this home. Call Green and Company now to arrange your viewing.

Off road parking and porch entering into:-

SPACIOUS HALLWAY With stairs, doors to lounge, reception and kitchen, also benefitting laminate flooring and radiator.

LOUNGE 13' 6" to bay x 10' 10" (4.11m x 3.3m) Fresh looking room offering natural light from bay window with blinds, laminate flooring and radiator.

RECEPTION ROOM 12' 9" x 10' 10" (3.89m x 3.3m) With patio door offering more natural light, blinds, radiator and laminate flooring.

KITCHEN 9' x 7' 7" (2.74m x 2.31m) Offering vinyl wood effect flooring, grey metro brick style tiles, window to rear with blinds, marble effect worktop, cooker, extractor, sink, radiator, door to side and useful pantry.

FIRST FLOOR LANDING With window to side, doors to bedrooms and bathroom.

BEDROOM ONE 13' 9" to bay x 9' 1" to wardrobe (4.19m x 2.77m) With bay window to front, blinds, fitted wardrobe and radiator.

BEDROOM TWO 13' 1" x 9' 1" to wardrobe (3.99m x 2.77m) Offering natural light from window to rear with blinds, fitted wardrobes and radiator.

BEDROOM THREE 9' 1" x 7' 8" (2.77m x 2.34m) Benefitting from two windows to rear, blinds, radiator and storage space.

BATHROOM Has vinyl flooring, bath, window to front, blind, radiator, sink, WC, airing cupboard and mixer shower.

OUTSIDE Having a low maintenance garden with paved flooring and fenced boundaries leading to garage at rear of garden (Unmeasured).

GARAGE (Unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone.
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 61Mbps.
Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps.
Highest available upload speed 220Mbps.
Networks in your area - Virgin Media, 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.

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