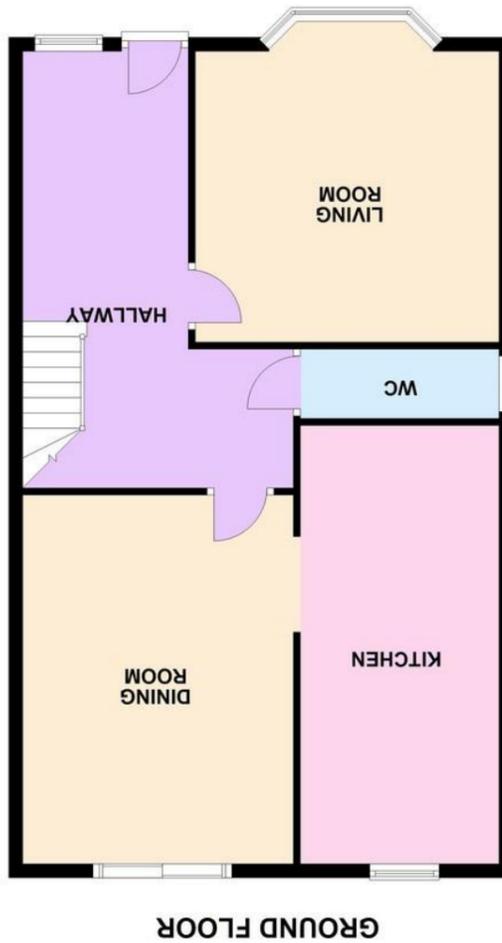
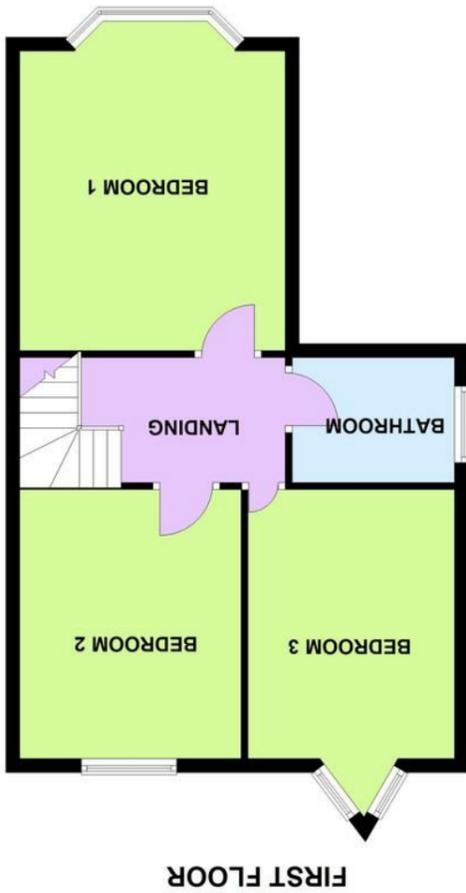
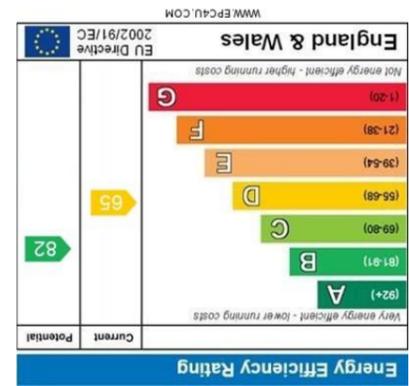


110 ELMBRIDGE ROAD
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

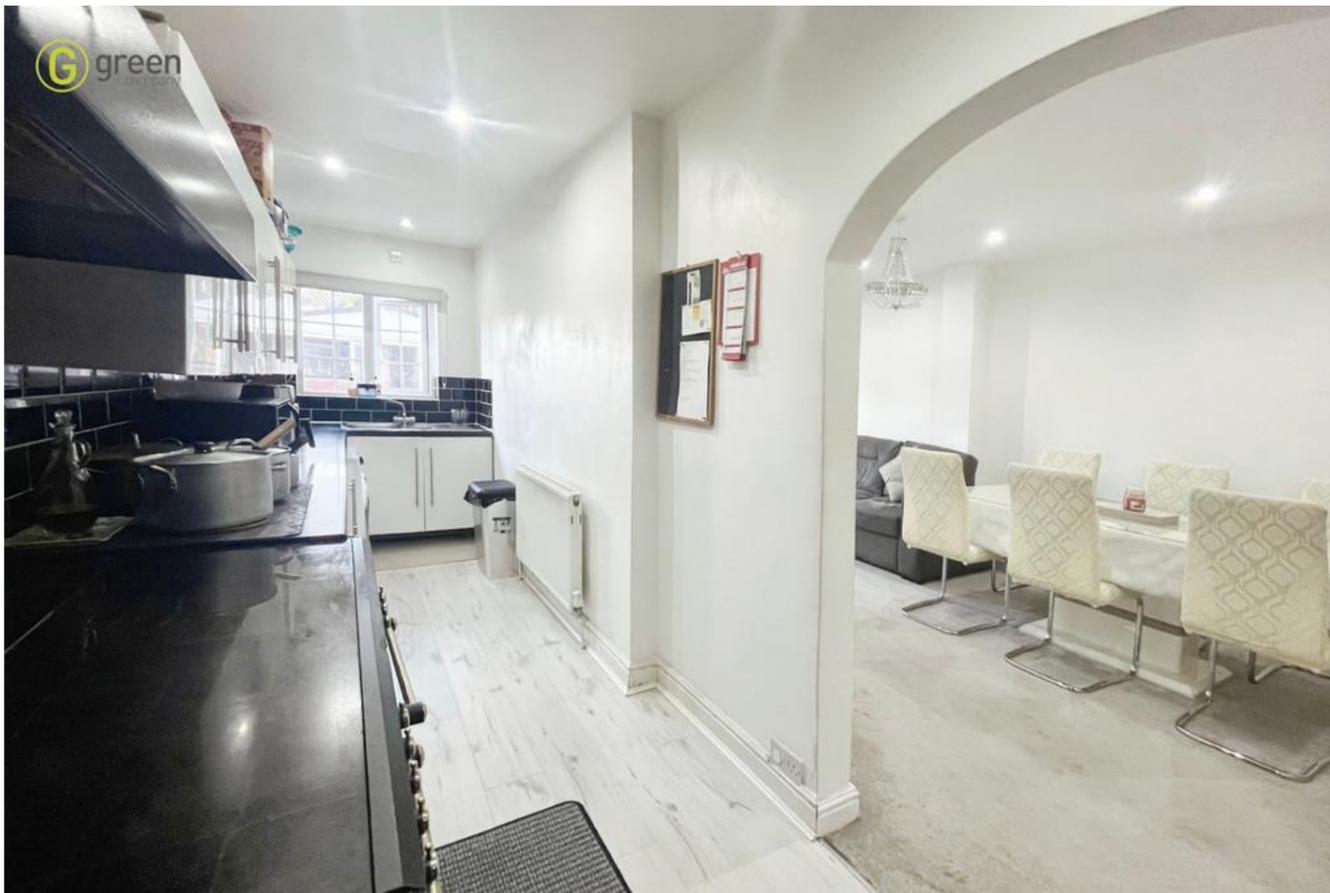
SignedDate



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- SINGLE STOREY EXTENSION
- DRIVEWAY
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- NO CHAIN

Elmbridge Road, Great Barr, Birmingham, B44 8AE

£310,000



Property Description

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

For sale is a three bedroom semi-detached house in good condition, ideal for first-time buyers and families. The property is located in an area with excellent public transport links, nearby schools, and local amenities, offering a blend of convenience and community.

The house features two spacious reception rooms. The first is a separate room, flooded with natural light thanks to its large windows. It provides a serene environment for relaxation or entertaining guests. The second is an open-plan reception room, featuring a dining area, perfect for family meals and hosting dinner parties.

The kitchen, illuminated by an abundance of natural light, is a homely space waiting to inspire your culinary creativity. The property benefits from three double bedrooms, providing ample space for a growing family or for setting up a home office. The bathroom includes a bath tub, offering a spot of luxury and relaxation at the end of a long day.

Unique features of this property include an open-plan layout, parking, outbuildings, and a single storey extension, adding to the overall space and functionality of the home. The house falls under Council Tax Band C, an added advantage for potential homeowners.

In summary, this semi-detached house is a wonderful opportunity to acquire a family home in a desirable location. Its good condition, combined with its spacious rooms and unique features, makes it an excellent choice for those looking to step onto the property ladder or for families seeking a new home.

HALLWAY Ceiling light point, laminate flooring, two radiators, under stairs storage.

LIVING ROOM 15' 6" x 11' 0" (4.72m x 3.35m) Laminate flooring, ceiling light point, spotlights, bay window to front, radiator.

EXTENDED DINING ROOM 19' 6" x 11' 0" (5.94m x 3.35m) Ceiling light point, spotlights, radiator, patio doors to rear garden, opening into:-

EXTENDED KITCHEN 23' 0" x 5' 10" (7.01m x 1.78m) Laminate flooring, wall and base units, double oven, extractor fan, space for washer dryer, sink, window to rear, tiled splash back, fridge/freezer space, boiler.

GUEST WC Being tiled, ceiling light point, window to side, toilet, sink with cabinet underneath, towel radiator.

FIRST FLOOR LANDING Ceiling light point.

BEDROOM ONE 15' 0" x 11' 0" (4.57m x 3.35m) Ceiling light point, bay window to front and radiator.

BEDROOM TWO 13' 6" x 10' 0" (4.11m x 3.05m) Ceiling light point, window to rear, radiator.

BEDROOM THREE 8' 2" x 7' 2" (2.49m x 2.18m) Ceiling light point, radiator, window to rear.

BATHROOM 6' 6" x 6' 2" (1.98m x 1.88m) Tiled, toilet, sink with unit underneath, towel radiator, bath with shower over, ceiling light point.

LOFT Insulated and boarded.

REAR GARDEN Paved, side access, area for vegetables, outer building which has laminate flooring, light and window to front, separate room split in two with spotlights, laminate flooring, window to front.



Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441