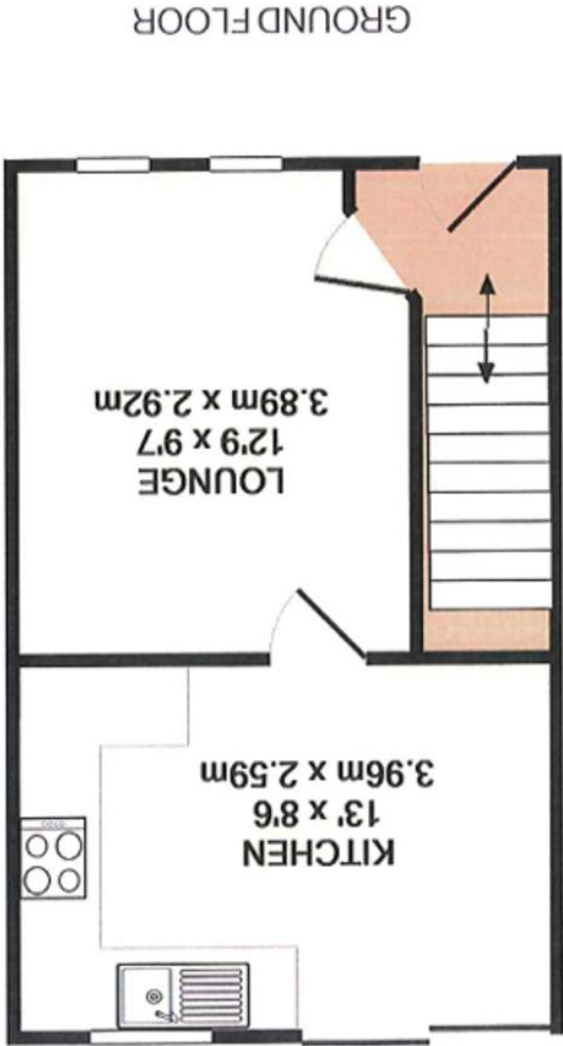
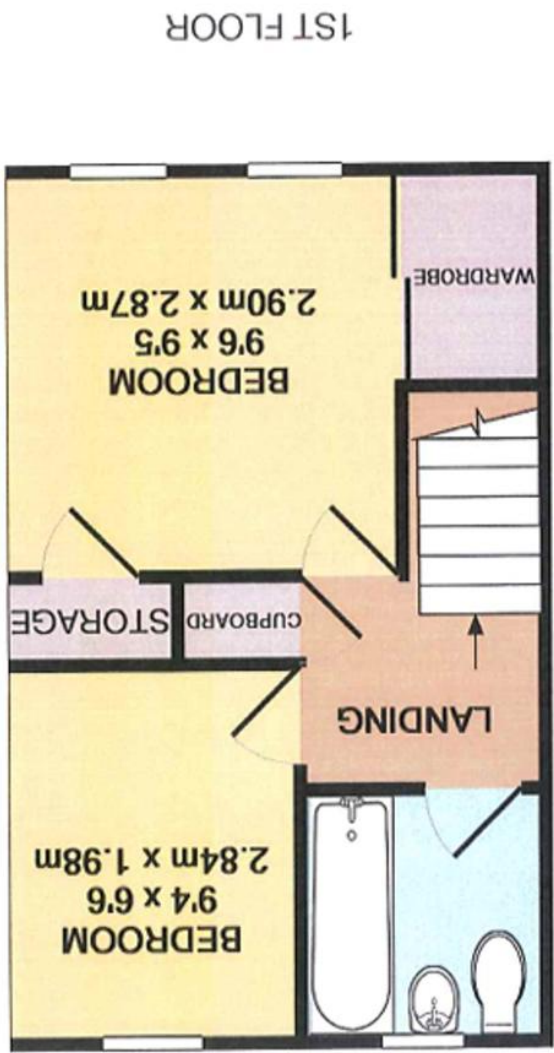
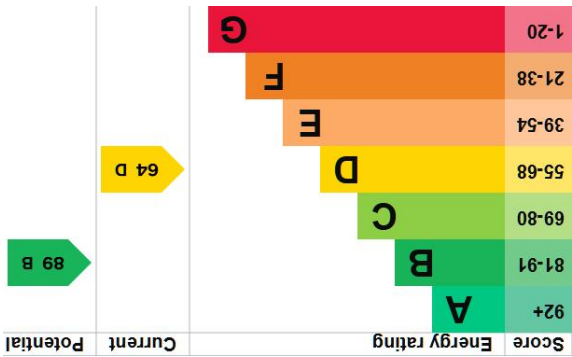


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveor.



Castle Bromwich | 0121 241 1100



- MODERN STYLE TWO BEDROOM
- CORNER PLOT
- ALL ELECTRIC
- IDEAL FIRST TIME BUYER
- ALLOCATED PARKING

Sambourne Drive, Shard End , Birmingham, B34 7JF | Offers over £220,000





## Property Description

A beautifully presented two bedroom home, perfect for first time buyers, tucked away in a peaceful cul-de-sac and occupying a desirable corner plot. This charming property offers two private parking spaces and is fully electric throughout. Inside you'll find a cosy lounge, a stylish kitchen/diner, two well proportioned bedrooms and a modern bathroom. Step outside to a beautiful landscaped rear garden complete with a versatile garden room, ideal for relaxing or working from home. Don't miss the chance to make this lovely home yours, contact Green and Company today to arrange your viewing.

Two allocated spaces to the front of the home and front door into:-

HALL With stairs to first floor, door to lounge and LVT flooring, storage heater.

LOUNGE 12' 9" x 9' 7" (3.89m x 2.92m) With LVT flooring, two windows to front, electric fire with surround and door to:-

KITCHEN 13' x 8' 6" (3.96m x 2.59m) Which has a modern feel with tiled flooring, patio with blinds, rear window with blinds, metro style tiled splash back, electric hob, electric radiator, stainless backer, oven, sink and useful pantry downstairs currently used as utility area.

LANDING With doors to bedrooms, bathroom, airing cupboard and electric radiator.

BEDROOM ONE 9' 6" x 9' 5" (2.9m x 2.87m) Situated to front of home with fitted wardrobe, built in single cupboard, storage heater and window.

BEDROOM TWO 9' 4" x 6' 6" (2.84m x 1.98m) Situated to rear with window and electric radiator.

BATHROOM With LVT flooring, spotlights, window to rear, mixer shower over bath, tiled walls and WC, wash basin.

GARDEN Has been landscaped with Indian sandstone, artificial lawn, side access, gravel feature area, garden room with electric.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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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