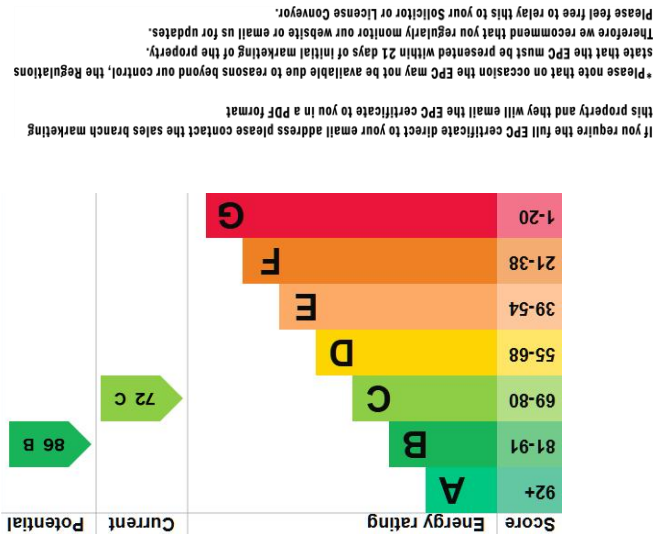


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Castle Bromwich | 0121 241 1100



- THREE BEDROOM MID TERRACE
- IDEAL INVESTMENT
- IDEAL FIRST TIME BUYER HOME
- DOWNSTAIRS WC
- BREAKFAST KITCHEN



Old Croft Lane, Shard End, Birmingham, B34 7BX

£210,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Are you looking for a new project as a first time buyer or investor, offering this three bedroom mid terraced home on the desirable Old Croft Lane in Shard End, the property is of a spacious nature and benefits from lounge, dining, breakfast kitchen, downstairs WC, ample storage, three bedrooms, family shower room and private rear garden. Situated within 0.2 mile from local shops, amenities and transport links. Call Green and Company to arrange your viewing.

FRONT Artificial lawn, shrubbery boundary with steps down to:-

PORCH Accessed through patio door into:-

HALL With radiator, stairs to first floor, utilities cupboard and doors to lounge and kitchen.

LOUNGE 11' 0" x 13' 6" (3.35m x 4.11m) With bay window to front, blinds, electric fire, brick surround and radiator.

KITCHEN 8' 6" x 11' 10" (2.59m x 3.61m) With breakfast bar, integrated dishwasher, electric hob, oven, extractor, space for cooker, selection of wall and base units, pantry cupboard, window to rear, blinds, door to rear and opening to:-

DINING AREA 9' 7" x 9' 7" (2.92m x 2.92m) With window to rear, blinds, radiator and glass hatch.

INNER HALLWAY Off kitchen used as utility area with door to store and WC.

BEDROOM ONE 10' 3" x 15' 0" (3.12m x 4.57m) Having window to rear, blinds and radiator.

BEDROOM TWO 10' 9" x 12' 10" (3.28m x 3.91m) With window to front, blinds and radiator.

BEDROOM THREE 7' 7" x 8' 6" (2.31m x 2.59m) With window to front, blinds and boiler cupboard.

SHOWER ROOM With converted bath to shower tray, mixer shower, shower screen, vanity sink, back to wall WC, window to rear.

GARDEN Has block paved patio area, paved patio, lawn with a selection of trees and shrubbery, also benefits from outdoor store.

Council Tax Band B Birmingham City Council

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

speed 17Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps.  
Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps.  
Highest available upload speed 220Mbps.

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 1100