

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



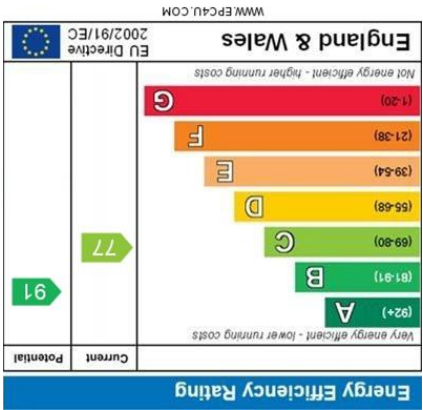
LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



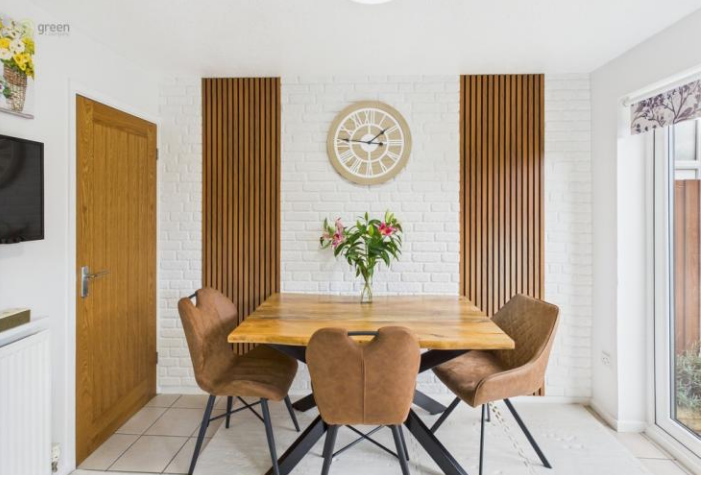
Castle Bromwich | 0121 241 1100



- THREE BEDROOM TERRACE
- VIEWS OVER PARK
- DRIVEWAY
- IDEAL FIRST TIME BUYER HOME
- WELL PRESENTED HOME
- LOCAL SHOPS AND AMENITIES

Old Forest Way, Shard End, Birmingham,
B34 6UB

Offers In Region Of
£200,000



Property Description

What a fabulous three bedroom terrace home situated on Old Forest Way , situated opposite greenery for that ideal walking the dog or playing with the children experience. This home is ideal for first time buyers or anyone looking to downsize. It is a very well presented home with some lovely features from panelled feature walls and soft close understairs storage in lounge, acoustic panels to kitchen dining area, well maintained rear garden and useful storage room in porch. Located 0.2 mile form local shops, amenities and transport links. Call Green and Company to arrange your viewing.

Accessed via driveway with EV charger into porch with storage room and door to:-

LOUNGE 14' 6" x 11' 7" (4.42m x 3.53m) Which is a wonderful room with laminate flooring, understairs soft close storage, panel feature walls, window to front and blinds, stairs to first floor and oak door to:-

KITCHEN 10' 0" x 15' 0" (3.05m x 4.57m) With cooker, washing machine, cream wall and base units, wood effect worktop, window to rear, tiled splashback, tiled floor, radiator, dining area with pantry cupboard, acoustic panelling, french doors to rear.

LANDING With oak doors to bedrooms and bathroom.

BEDROOM ONE 10' 1" x 8' 5" (3.07m x 2.57m) With oak door, window to front, radiator, panel feature wall.

BEDROOM TWO 7' 6" x 8' 9" (2.29m x 2.67m) With oak door, radiator, window to rear, feature panel wall.

BEDROOM THREE 9' 9" x 6' 1" (2.97m x 1.85m) With oak door, radiator, window to rear and single built in wardrobe.

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m) With tiled wall and floor, bath, vanity unit and sink, WC, mosaic tiling, shower attachment, oak door and radiator.

GARDEN Which is well maintained with patio area, raised wall leading to lawn with rear patio and garden shed and fenced boundaries.

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, Vodafone, limited for O2
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- O penreach, 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100