



"How does this help me?"
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 Conveyor.

Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- FIVE BEDROOM EXECUTIVE DETACHED HOME
- STUNNING OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION

Marshmont Way, Birmingham, B23 5YY

£425,000



Property Description

Presenting an immaculately presented, five bedroom detached property for sale. This property has been meticulously maintained, offering a pristine condition that is ready to move in. The property boasts two generous reception rooms, providing the perfect setting for relaxing and entertaining. The rooms are well-proportioned and filled with natural light, creating a welcoming and inviting atmosphere. At the heart of the home lies a stunning open-plan kitchen. Equipped with modern appliances and a stylish kitchen island, it offers a wonderful blend of functionality and aesthetic appeal. The kitchen also features a dedicated dining space, making it the ideal place for family meals and social gatherings. The property offers five spacious bedrooms, perfect for families. Each room is light and airy, offering ample living space and a comfortable environment. A well-appointed bathroom serves the property, offering a modern and well-maintained space for your daily routines whilst also benefiting from an additional two guest cloakrooms. One of the unique features of this property is the outdoor space. It comes with a low maintenance private garden, perfect for outdoor activities or simply enjoying the tranquil setting. Additionally, the property benefits from a driveway providing off road parking for multiple vehicles, adding an extra level of convenience. The property's location offers excellent public transport links, local amenities, and nearby schools, making it ideal for families and couples looking for a balance between town centre living and a peaceful residential area.

In summary, this property offers a unique opportunity to acquire a beautiful, well-located home in impeccable condition. Don't miss out on this opportunity to own this fantastic property.

PORCH Providing access to the entrance hall.

ENTRANCE HALL Providing access to downstairs living areas and stairs leading off.

SNUG 7' 6" x 14' 8" (2.29m x 4.47m) Having double glazed window to front, three storage cupboards, radiator, ceiling light and power points.

LIVING ROOM 11' 3" x 16' 11" (3.43m x 5.16m) Having double glazed window to front, radiator, ceiling light and power points.

OPEN PLAN KITCHEN DINER 20' 1" x 16' 8" (6.12m x 5.08m) Having double glazed sliding doors to rear garden, double glazed roof light lanterns, a range of wall and base units, kitchen island, cooker, microwave, dishwasher, radiator, ceiling light and power points.

UTILITY ROOM 19' 8" x 5' 6" (6m x 1.68m) Having wall and base units, double glazed French door to rear, double glazed window to side, ceiling light, radiator and power points.

GUEST WC 5' 0" x 2' 8" (1.52m x 0.81m) Tiled throughout, double glazed window to side, low level wc, wash basin, radiator and ceiling light.

FIRST FLOOR LANDING Providing access to all five bedrooms, family bathroom and separate wc.

BEDROOM ONE 11' 1" x 11' 3" (3.38m x 3.43m) Carpeted, double glazed window to front, fitted wardrobes, radiator, ceiling light and power points.

EN SUITE 6' 5" x 5' 8" (1.96m x 1.73m) Tiled throughout, walk-in shower, double glazed window to front, low level wc, wash basin, radiator, heated towel rail, ceiling lights.

BEDROOM TWO 7' 4" x 14' 5" (2.24m x 4.39m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 10' 5" x 9' 7" (3.18m x 2.92m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM FOUR 7' 4" x 7' 5" (2.24m x 2.26m) Carpeted, double glazed window to rear, ceiling light, radiator and power points.

BEDROOM FIVE 7' 2" x 7' 10" (2.18m x 2.39m) Carpeted, double glazed window to rear, ceiling light, radiator and power points.

FAMILY BATHROOM 5' 6" x 6' 2" (1.68m x 1.88m) Tiled throughout, bath with overhead shower, double glazed window to side, low level wc, wash basin, radiator, ceiling light.

SEPARATE WC 4' 4" x 4' 7" (1.32m x 1.4m) Having tiled flooring, low level wc, wash basin and ceiling light.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1 Mbps.
Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach, 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.

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WANT TO SELL YOUR OWN PROPERTY?
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