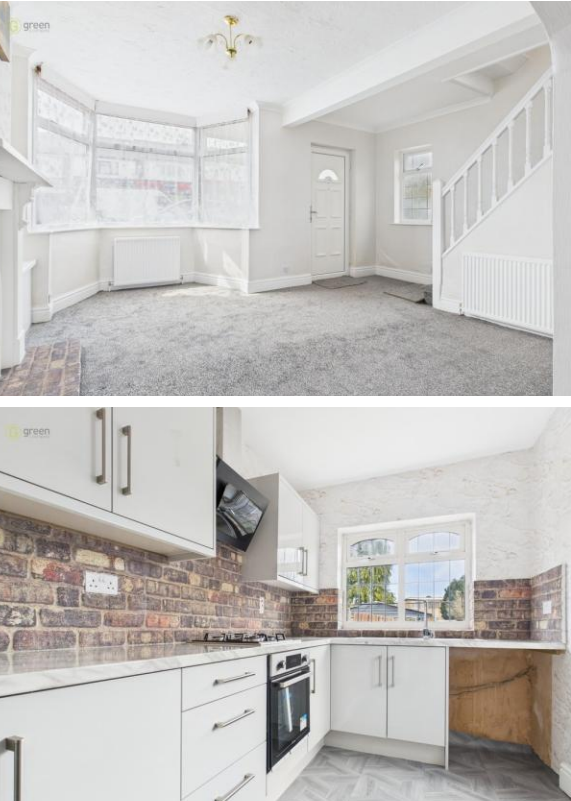


Castle Bromwich | 0121 241 1100



- RENOVATED THREE BEDROOM SEMI
- SOUGHT AFTER LOCATION
- REFITTED KITCHEN
- REFITTED BATHROOM
- NEW CARPETS
- DRIVEWAY

Chipperfield Road, Hodge Hill, Birmingham, B36 8DL | Offers Over £230,000



## Property Description

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

Fabulous opportunity to get your hands on this renovated three bedroom semi detached home on the ever popular Chipperfield Road. Located within 100 yards of local shops and amenities. This home has a new refitted kitchen and bathroom, new flooring throughout, this really is a home for the first time buyer to get on the property ladder or any families looking to move onto the next step. This won't be around long so book your viewing now by calling Green and Company.

Driveway for vehicles and porch with french doors and vinyl flooring, door to:-

LOUNGE Accessed from front door with new carpets, radiator, bay window to front, feature fire surround, two additional radiators, window to side, patio door to rear and door to kitchen.

KITCHEN Benefits from pantry cupboard, refitted units and worktop, new oven, hob, extractor, sink, brick feature wall covering, window to side, window rear and door to garden.

LANDING With window to side, loft access, doors to bedrooms and bathroom.

BEDROOM ONE With new carpets, bay window to front, radiator.

BEDROOM TWO With new carpets, window to rear, radiator.

BEDROOM THREE With new carpets, window to front, radiator.

BATHROOM With vinyl flooring, bath, WC, sink, brick feature wall covering, shower attachment, window to rear.

GARDEN With patio area, lawn and new rear fencing.

GARAGE With new garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE  
Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. 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:- 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.

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