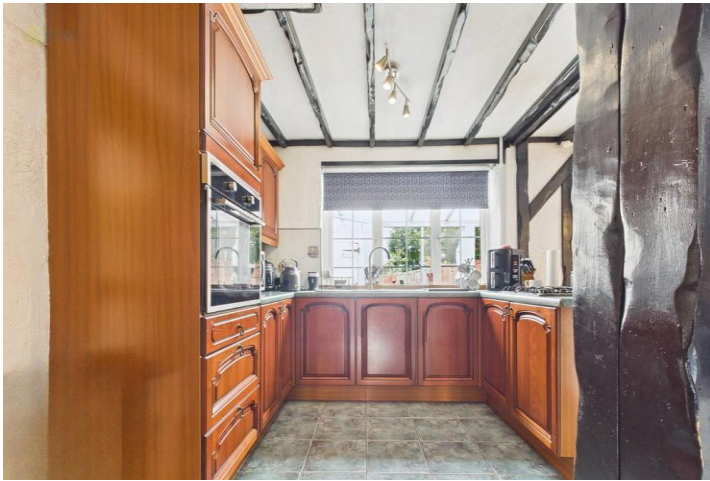


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE







## Property Description

What a fantastic semi detached home situation occupying a corner position. This home has wonderful kerb appeal with spacious drive with palm trees, the home is a spacious property with kitchen diner, lounge, conservatory, downstairs WC, utility area, three bedrooms, shower room and generous landscaped rear garden. You do not want to miss out on this fabulous home. Call Green and Company to arrange your viewing.

Driveway is a generous size and is tarmac with bordered conifer trees and palm trees, accessing porch and side entrance.

**PORCH** Has patio door entrance and laminate flooring.

**HALL** With stairs to first floor, window to side, door to lounge, door to kitchen, tiled floor, radiator and feature beams.

**LOUNGE** 13' 10" x 13' 11" (4.22m x 4.24m) With laminate flooring, bay window to front, blinds, gas fire with surround, feature radiator, feature light.

**KITCHEN** 10' 3" x 20' 3" (3.12m x 6.17m) With tiled floor, gas hob, window to rear, sink and drainer, integrated oven, tiled splash, pantry cupboard, desk area, door to side and feature beams leading to:-

**DINING AREA** With laminate flooring, radiator and patio doors to conservatory.

**CONSERVATORY** 6' 0" x 19' 7" (1.83m x 5.97m) With black and white quarry tiling, three patio doors, downstairs WC, three storage rooms.

**SIDE ACCESS** With front door, rear door, tiled floor, radiator, strip light.

**LANDING** With window to side, blind, airing cupboard and doors to bedrooms, shower room and loft access.

**BEDROOM ONE** 11' 2" x 8' 9" (3.4m x 2.67m) With window to front, blinds, mirror sliding fitted wardrobe, radiator.

**BEDROOM TWO** 8' 7" x 13' 2" (2.62m x 4.01m) With window to rear, blinds, laminate flooring, single fitted wardrobe, radiator.

**BEDROOM THREE** 8' 0" x 8' 5" (2.44m x 2.57m) With window to front, blind, single fitted wardrobe.

**SHOWER ROOM** With double tray, screen, mixer shower, back to wall sink and WC, radiator, spotlights, laminate panels in shower, tiled walls, laminated flooring.

**GARDEN** Is well maintained and landscaped with block paved patio area, fence and gate leading to lawn and path, rear patio area, garden shed with electric.

Council Tax Band B Solihull Metropolitan Borough 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, Vodafone, limited for EE, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.3Mbps.  
Broadband Type = Superfast Highest available download speed 62 Mbps. Highest available upload speed 18Mbps.  
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100