

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

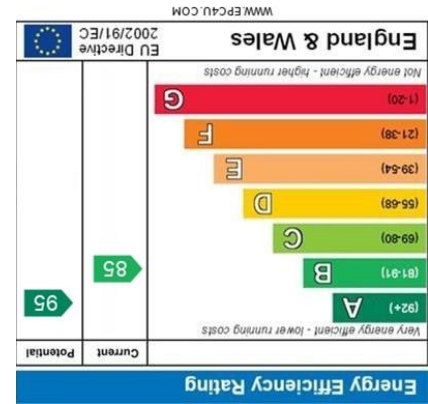


**LEGAL READY**

"How does this help me?"

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 Conveyer.



Great Barr | 0121 241 4441

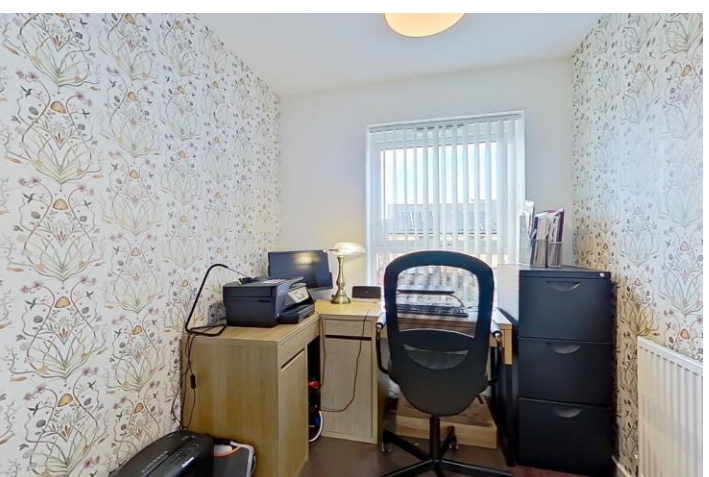
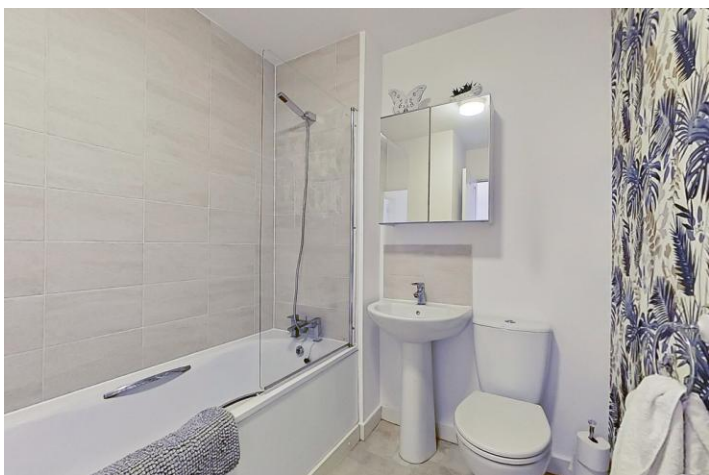


- FOUR BEDROOMS FAMILY HOME
- TOWN HOUSE
- MODERN BUILD
- DRIVEWAY
- GARAGE
- MASTER BEDROOM WITH EN-SUITE



Rodway Close, Newtown, Birmingham, B19 2NB

Asking Price Of £320,000



## Property Description

This immaculate four bedroom town house offers a perfect blend of comfort and style, ideal for families and couples alike. Boasting four bedrooms, including a double bedroom with an en-suite, this home provides ample space for all residents. The large bathroom ensures a relaxing experience, while the kitchen diner is perfect for hosting family meals and gatherings.

Situated in a desirable location, this property benefits from excellent public transport links, nearby schools, local amenities, and picturesque walking routes. Enjoy the convenience of being close to the city centre while still having a peaceful atmosphere with city views and greenery all around.

The property also features a garage, parking space, and a charming garden, adding further appeal to this already impressive home. Whether you're looking for a tranquil retreat or a vibrant city lifestyle, this property offers the best of both worlds. Don't miss the opportunity to make this stunning residence your own.

**HALLWAY** Stairs leading to first floor, storage cupboard housing boiler, ceiling light point and radiator.

**GUEST WC** 4' 10" x 2' 9" (1.47m x 0.84m) Tiled, low level wc, ceiling light point.

**KITCHEN DINER** 15' 10" x 9' 10" (4.83m x 3m) Having two ceiling light points, radiator, door to rear garden, wall and base units, electric oven, gas hob and two extractor fans, sink, window to rear garden, spaces for washing machine, dishwasher and fridge.

**FIRST FLOOR LANDING** Having storage cupboard.

**LOUNGE** 15' 10" x 14' 0" (4.83m x 4.27m) Having two windows to rear garden, radiator and ceiling light point.

**BEDROOM ONE** 13' 4" x 9' 2" (4.06m x 2.79m) Double bedroom with ceiling light point, window to front, radiator.

**EN SUITE** 6' 4" x 5' 5" (1.93m x 1.65m) With a window to front, tiled, toilet, free-standing shower and sink, radiator, ceiling light point.

**SECOND FLOOR LANDING** Ceiling light point, radiator and storage cupboard.

**BEDROOM TWO** 15' 10" x 8' 12" (4.83m x 2.74m) Ceiling light point, window to front, radiator and storage cupboard..

**BEDROOM THREE** 11' 8" x 8' 9" (3.56m x 2.67m) Ceiling light point, radiator and window to rear.

**BEDROOM FOUR** 8' 3" x 6' 9" (2.51m x 2.06m) Ceiling light point, window to rear, radiator.

**BATHROOM** 9' 1" x 6' 4" (2.77m x 1.93m) Tiled, toilet, sink, bath with shower over.

**GARDEN** Paved with grass and secure side access fence gate.

Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available

upload speed 0.8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441