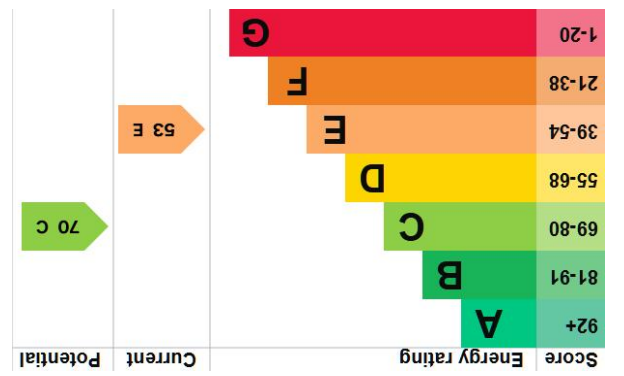


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- SIX BEDROOMS
- DOUBLE AND SINGLE STOREY EXTENSION
- LARGE OPEN PLAN KITCHEN DINER
- ONE BATHROOM TWO EN-SUITES

198 Cherry Orchard Road, Handsworth Wood, Birmingham, B20 2NH

£470,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale is this neutrally decorated, six bedroom semi-detached house, exuding charm and character. The property boasts six bedrooms, three bathrooms, two reception rooms, and one kitchen. Ideal for families, this generous home offers copious space and a comfortable lifestyle.

The property's unique features include an extended layout, open plan kitchen diner, an annex, and three bathrooms. The bedrooms are a highlight, with four double rooms and one single. Bedroom one and two feature en-suite bathrooms, while bedrooms two, three, and four benefit from built-in wardrobes.

The bathrooms are beautifully designed, with the first housing a free-standing bath and a luxurious rain shower. The second and third bathrooms also feature rain showers, ensuring a spa-like experience every day.

The heart of the home is the open-plan kitchen, bathed in natural light and boasting a central kitchen island. It offers a comfortable dining space and is perfect for family gatherings or entertaining guests.

The two reception rooms add to the property's appeal. Reception room one is separate, featuring large windows and a warm, inviting fireplace. Reception room two is open-plan with direct access to a beautiful garden, perfect for summer evenings.

Rated E on the EPC and falling in Council Tax Band C, the property has been designed to be energy efficient and affordable.

The location offers excellent public transport links, nearby schools, and local amenities, making it an ideal family home. The property blends convenience and comfort, creating an ideal living environment.

PORCH Ceiling light point and door into :-

HALLWAY Ceiling light point, wall lights, tiled, radiator and understairs storage.

LIVING ROOM 13' 8" x 12' 0" (4.17m x 3.66m) Laminate flooring, ceiling light point, bay window and electric fireplace.

EXTENDED LOUNGE 24' 4" x 10' 4" (7.42m x 3.15m) Gas fireplace, two ceiling light points, laminate flooring, two radiator and patio doors to rear garden.

EXTENDED OPEN PLAN KITCHEN/DINER 18' 6" x 18' 4" (5.64m x 5.59m) Ceiling light point, spotlights, kitchen island, wall and base units, grill, oven, hob and extractor fan, space for washer/dryer, sink, window to rear, built in dishwasher, space for fridge freezer, understairs storage.

INNER HALLWAY With door to :-

BEDROOM ONE 11' 8" x 10' 0" (3.56m x 3.05m) Spotlights, radiator, tiled, bay window to front.

DOWNSTAIRS SHOWER ROOM 6' 6" x 4' 4" (1.98m x 1.32m) Shower, WC, sink with unit below, window to side, ceiling light point.

FIRST FLOOR

BEDROOM ONE 11' 0" x 10' 0" (3.35m x 3.05m) Ceiling light point, window to front, radiator, built in wardrobes.

ENSUITE Shower, WC, sink, cabinet, ceiling light point, tiled.

BEDROOM TWO 13' 8" x 10' 6" (4.17m x 3.2m) Ceiling light point, bay window to front, radiator and built in wardrobes.

BEDROOM THREE 13' 0" x 10' 6" (3.96m x 3.2m) Ceiling light point, window to rear, radiator and built in wardrobes.

BEDROOM FOUR 10' 2" x 8' 6" (3.1m x 2.59m) Ceiling light point, window to rear, radiator and built

in wardrobes.

BEDROOM FIVE 8' 4" x 7' 4" (2.54m x 2.24m) Ceiling light point, laminate flooring, radiator, window to front.

FAMILY BATHROOM 8' 4" x 7' 4" (2.54m x 2.24m) Tiled, bath, shower cubicle with electric shower, spotlights, WC, sink with cabinet under, towel radiator and window to rear.

LOFT Insulated and fully boarded.

GARDEN Paved pathway, lawn area, area for flowers and shrubs, stairs leading to paved area.

ANNEXE With WC.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 45Mbps. Highest available upload speed 8Mbps.

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

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