

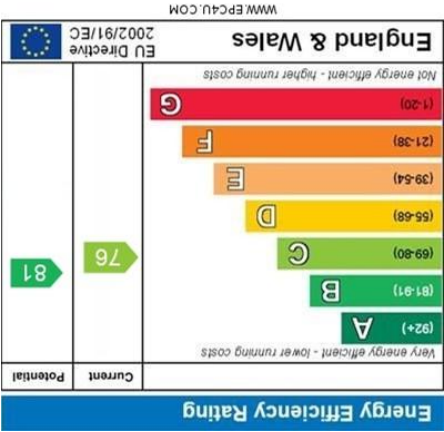
NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- THREE BED SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- LARGE GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GREAT TRANSPORT LINKS
- SPACIOUS LIVING ROOM

Witton Lodge Road, Erdington , Birmingham,  
 B23 5LH

£250,000





## Property Description

Presenting for sale, a semi-detached property that has been neutrally decorated throughout, offering a blank canvas for the new owners to make their own. This dwelling boasts a total of three bedrooms, perfectly suited to accommodate families or couples seeking ample living space. Upon entrance, you are welcomed into a spacious hallway. The property features a kitchen, equipped with ample counter space and storage facilities to cater to all your culinary needs and two reception rooms providing versatility. The property comes with a single bathroom, thoughtfully designed to cater to the occupants' everyday needs. One of the unique features of this property is the inclusion of a large garage, offering additional storage or secure parking for a vehicle. In addition, the property also benefits from a driveway, ensuring that residents and guests alike will have no issues with vehicle accommodation. Located within close proximity to public transport links, this property simplifies commutes and travel. Local amenities are also within easy reach, making day-to-day living convenient and hassle-free.

In summary, this semi-detached property offers a great opportunity for families and couples seeking a comfortable and conveniently located home. The neutral décor provides a perfect backdrop for you to add your personal touch, while the unique features of a garage and parking add value to this ideal home.

Give us a call now to book your viewing!

PORCH

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

DINING ROOM 10' 8" x 12' 8" (3.25m x 3.86m) Having double glazed window to front, radiator, ceiling light and power points.

LIVING ROOM 13' 5" x 12' 9" (4.09m x 3.89m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

KITCHEN 11' 5" x 6' 11" (3.48m x 2.11m) Having double glazed window to rear, a range of wall and base units, cooker, microwave, ceiling lights and power points.

GARAGE 27' 7" x 24' 11" (8.41m x 7.59m) Providing storage space.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

WC Having low level wc, wash basin and ceiling light.

LANDING Providing access to all three bedrooms, bathroom and separate wc.

BEDROOM ONE 15' 3" x 10' 10" (4.65m x 3.3m) Having double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 8' 11" x 9' 1" (2.72m x 2.77m) Having double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 12' 2" x 8' 11" (3.71m x 2.72m) Having double glazed window to front, radiator, ceiling light and power points.

BATHROOM 5' 7" x 7' 10" (1.7m x 2.39m) Having double glazed window to rear, bath with overhead shower, heated towel rail, wash basin and ceiling light.

WC 2' 7" x 4' 11" (0.79m x 1.5m) Having double glazed window to side, low level wc and ceiling light.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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 321 3991