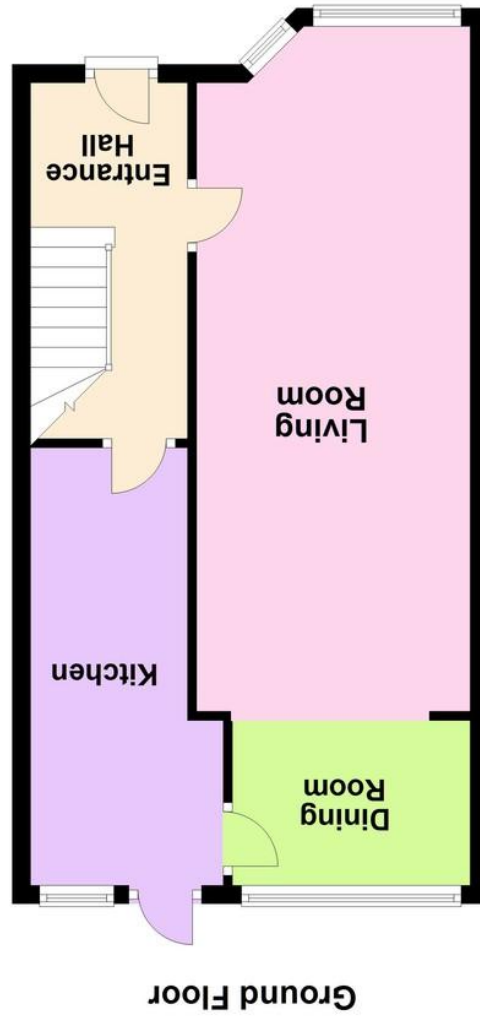
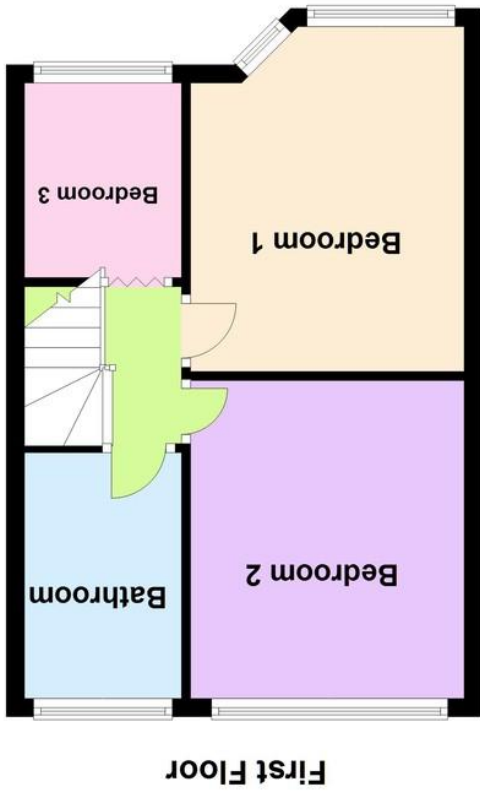
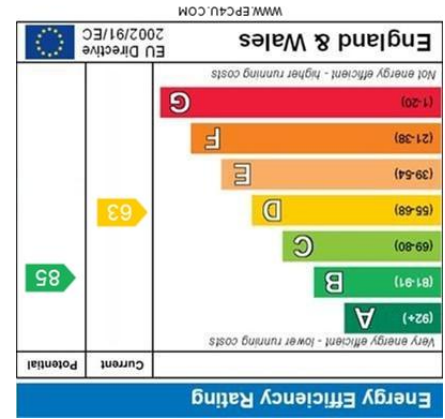


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- NO ONWARD CHAIN
- LOVELY WELL PRESENTED TRADITIONAL HOME WITH A LARGE GARDEN AND OFF ROAD PARKING
- GREAT LOCATION FOR LOCAL SCHOOLS AND COMMUTING VIA ROAD AND RAIL

Court Lane, Erdington, Birmingham, B23 5LG

£275,000



## Property Description

Presenting this tastefully semi-detached property, available for immediate purchase. It boasts a neutral decor throughout, allowing potential buyers the freedom to infuse their own style and preferences, to make it truly their own home. The property comprises three generously-sized bedrooms, a functional kitchen, along with a single shower room. Furthermore, there is a reception room that makes for an excellent space to entertain guests or to enjoy a relaxing evening. The layout of the home is traditional yet practical, ensuring each space is utilised to its full potential. Situated in an area that is well-connected via public transport links, the location of the property is hard to beat. Local amenities are also within a short distance, providing easy access to a range of services and commodities. This property is ideally suited for families and couples alike, offering a comfortable living space in a convenient location. Whether you're a first-time buyer or looking to relocate, this property is a great opportunity to acquire a home that can cater to a multitude of needs. The semi-detached nature of the property allows for a sense of privacy, while still being part of a community.

In summary, this neutrally decorated, semi-detached property is a prime choice for those looking to purchase a home that offers both comfort and convenience. Give us a call now to book your viewing!

**ENTRANCE HALL** 12' 10" x 5' 8" (3.91m x 1.73m) Providing access to living areas and stairs leading off.

**LIVING ROOM** 22' 8" x 9' 10" (6.91m x 3m) Having double glazed bay window, radiator, ceiling light and power points.

**DINING ROOM** 5' 11" x 8' 7" (1.8m x 2.62m) Having double glazed window, radiator, ceiling light and power points.

**KITCHEN** 14' 2" x 5' 8 min" (4.32m x 1.73m) Having a range of wall and base units, double glazed window, double glazed French door, ceiling light and power points.

**LANDING** Providing access to three bedrooms and family shower room.

**BEDROOM ONE** 13' 2 max" x 9' 10" (4.01m x 3m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 5" x 9' 10" (3.48m x 3m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 7' x 5' 8" (2.13m x 1.73m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**SHOWER ROOM** 7' 2" x 5' 6" (2.18m x 1.68m) Having double glazed window, walk in shower, low level wc, wash basin and ceiling light.

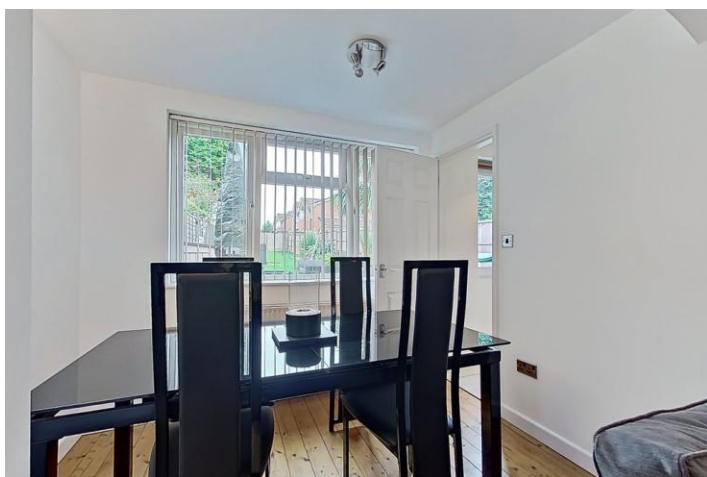
Council Tax Band C - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.



Broadband Type = Superfast Highest available download speed 167 Mbps. Highest available upload speed 23 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openread, 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

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