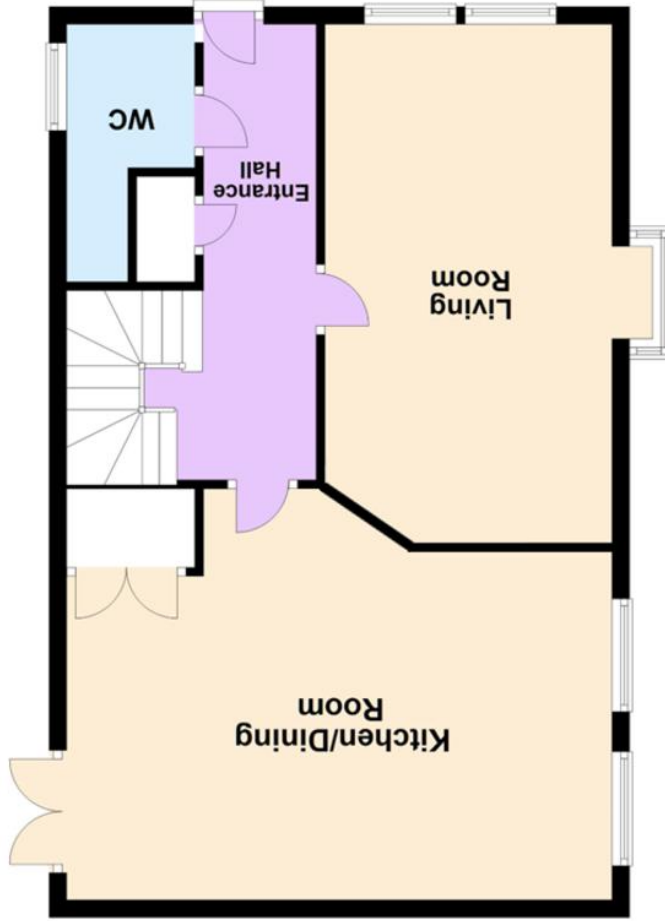
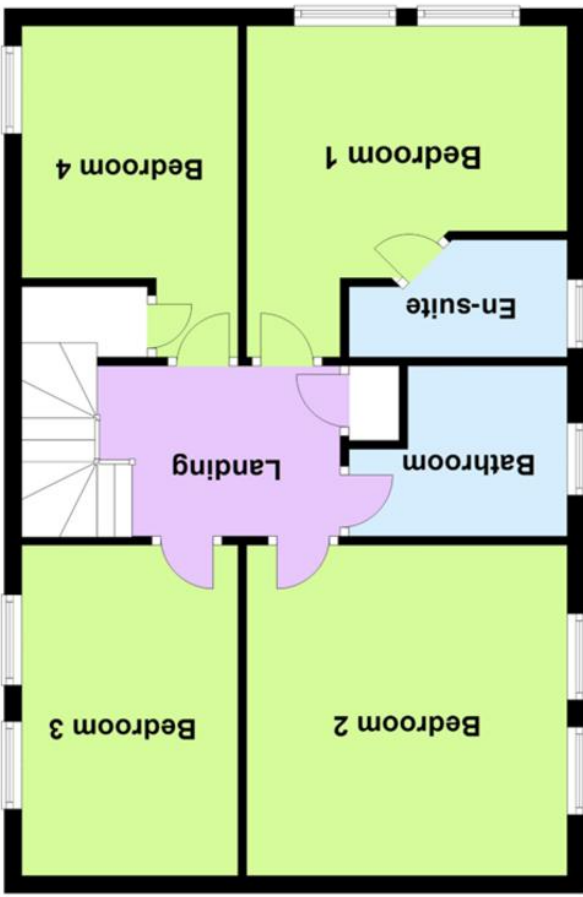


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

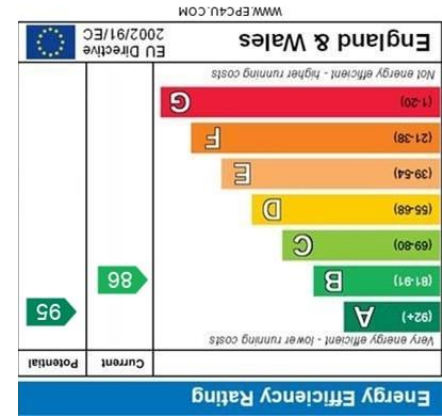
"How does this help me?"

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



- FOUR BEDROOM SEMI DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- EN SUITE TO MASTER BEDROOM
- DRIVEWAY PROVIDING TWO OFF ROAD PARKING SPACES

Steel Maitland Avenue, Erdington, Birmingham, B23 5RY

£315,000



## Property Description

Introducing a distinctive semi-detached property for sale, immaculately presented, and neutrally decorated, making for a delightful home ready to move in. This residence is ideal for both families and couples, providing ample living space and a welcoming atmosphere. The property comprises four well-proportioned bedrooms, with the master bedroom offering the luxury of an en-suite for additional privacy and convenience. The additional three bedrooms are versatile spaces, ready to accommodate your individual needs, be it a guest room, children's room, or a home office. The property boasts an open plan well-fitted kitchen and dining space, a central hub of the home where meals can be prepared and enjoyed. The reception room is a versatile space, perfect for entertaining guests or unwinding after a long day. The property stands out with its unique feature of two off road parking spaces, offering residents the convenience of secure off-street parking. Located in an area with excellent public transport links, this property provides easy access to the city and beyond, making commuting a breeze. Additionally, local amenities are at your doorstep, adding to the convenience of this location.

In summary, this property is a perfect blend of comfort, convenience, and style. It offers a wonderful living environment, ideal for those seeking a home that caters to a modern lifestyle. This is not just a property, but a place to create a lifetime of memories.

**ENTRANCE HALL** 17' 1" x 9' 4 max" (5.21m x 2.84m) Providing access to living areas with stairs leading off.

**LIVING ROOM** 19' 5" x 10' 9" (5.92m x 3.28m) Having two double glazed windows, double glazed bay window, two radiators, ceiling light and power points.

**OPEN PLAN KITCHEN/DINING ROOM** 15' 5" x 20' 7" (4.7m x 6.27m) Having a range of wall and base units, cooker, two double glazed windows, double glazed double French doors, radiator, ceiling light and power points.

**WC** 5' 5" x 4' 7" (1.65m x 1.4m) Having low level wc, wash basin, double glazed window, radiator and ceiling light.

**LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 12' 5 max" x 12' (3.78m x 3.66m) Carpeted and having two double glazed windows, radiator, ceiling light and power points.

**EN SUITE** 5' 1" x 8' (1.55m x 2.44m) Having walk in shower, low level wc, wash basin, double glazed window, radiator and ceiling light.

**BEDROOM TWO** 12' 5" x 11' 9" (3.78m x 3.58m) Carpeted and having two double glazed windows, radiator, ceiling light and power points.

**BEDROOM THREE** 12' 5" x 8' 7" (3.78m x 2.62m) Carpeted and having two double glazed windows, radiator, ceiling light and power points.

**BEDROOM FOUR** 12' 4" x 8' 3" (3.76m x 2.51m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 4" x 8' (2.24m x 2.44m) Having bath with over head shower, low level wc, wash basin, double glazed window, radiator and ceiling light.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991