

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 Conveyor.

Castle Bromwich | 0121 241 1100



- SOUGHT AFTER LOCATION
- SPACIOUS LIVING SPACE
- DOWNSTAIRS SHOWER ROOM
- FTTED KITCHEN WITH RANGE COOKER
- WORKSHOP TO GARDEN
- OAK DOORS

Arran Road, Hodge Hill, Birmingham, B34 6DD

£290,000





## Property Description

Wonderfully spacious three bedroom semi detached home in the ever popular Arran Road. This home offers an abundance of space with generous lounge, dining room, refitted kitchen with range cooker, conservatory, downstairs shower room. Three bedrooms and family bathroom to first floor. Lovely rear garden with two level workshop, do not miss out on this wonderful opportunity. Call Green and Company to arrange your viewing.

Approached via block paved driveway suitable for multiple vehicles with access to side and porch.

PORCH With tiled floor and light, front door into:-

HALL With window to side, laminate flooring, radiator, understairs storage and cloaks cupboard with oak door.

LOUNGE 20' 4" x 9' 11" (6.2m x 3.02m) Accessed through oak door, laminate flooring, spotlights, gas fire with marble surround, bay window with blinds, radiator, wall lights, sliding doors to:-

DINING ROOM 14' 0" x 9' 11" (4.27m x 3.02m) With laminate flooring, wall lights, radiator, patio door to conservatory, oak door to:-

KITCHEN 14' 6" x 8' 8" (4.42m x 2.64m) Which has been refitted and benefitting from range cooker, extractor fan, polished tile splashback, window to side and rear, laminate flooring, white units and contrasting worktop, pantry door to side with lighting and door to front.

CONSERVATORY 7' 2" x 8' 9" (2.18m x 2.67m) Benefitting laminate flooring and radiator, door to garden.

SHOWER ROOM With tiled flooring, tiled walls, heated towel rail, spotlights, quadrant shower cubicle, electric shower, plumbing for washing machine, WC, vanity unit, window to side.

FIRST FLOOR With window to side, loft access and airing cupboard.

BEDROOM ONE 13' 5" x 8' 10" (4.09m x 2.69m) With bay window, blinds, built in desk, fitted wardrobes, laminate flooring, ceiling fan, radiator, wall lights.

BEDROOM TWO 13' 0" x 9' 11" (3.96m x 3.02m) With laminate flooring, radiator, fitted wardrobe, window to rear, blinds, ceiling fan, spotlights.

BEDROOM THREE 7' 10" x 6' 10" (2.39m x 2.08m) With wooden floor, radiator, window to front, blinds and wardrobe.

BATHROOM With tiled floors and walls, window to side, rear blinds, vanity unit, WC, bath and radiator.

GARDEN Is a nature lovers dream with composite decked area, artificial lawn, fish pond, bog garden, greenhouse, pergola feature, selection of mature trees and shrubbery and electric sockets.

GARAGE/WORKSHOP Is set of two levels and benefits power and lighting, garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, O2, limited for Vodafone, O2

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 59Mbps. Highest available upload speed 17Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100