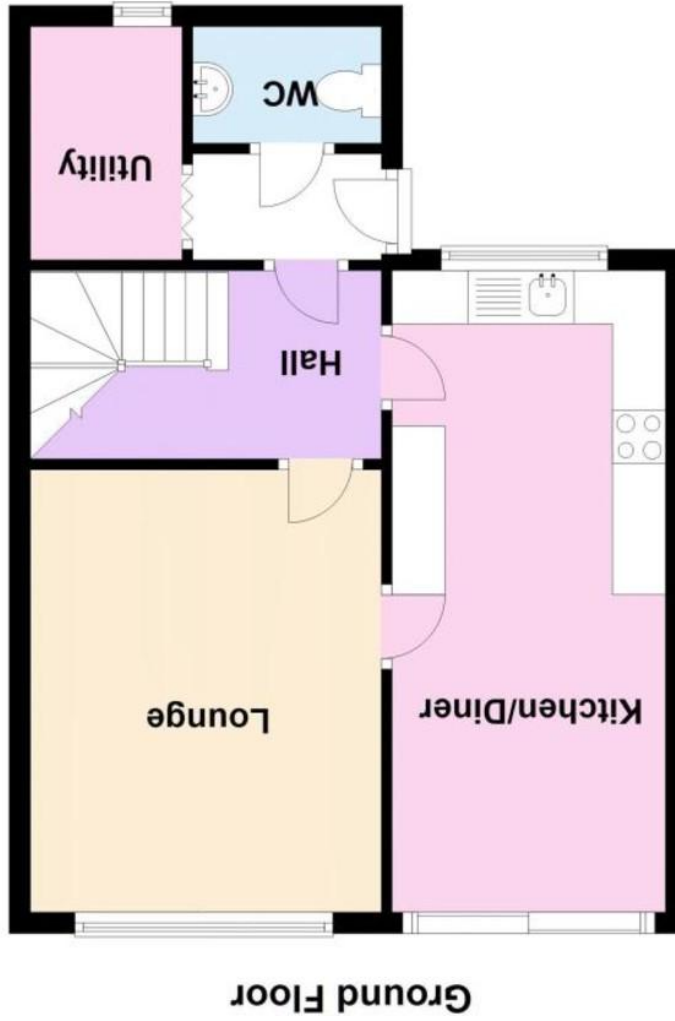
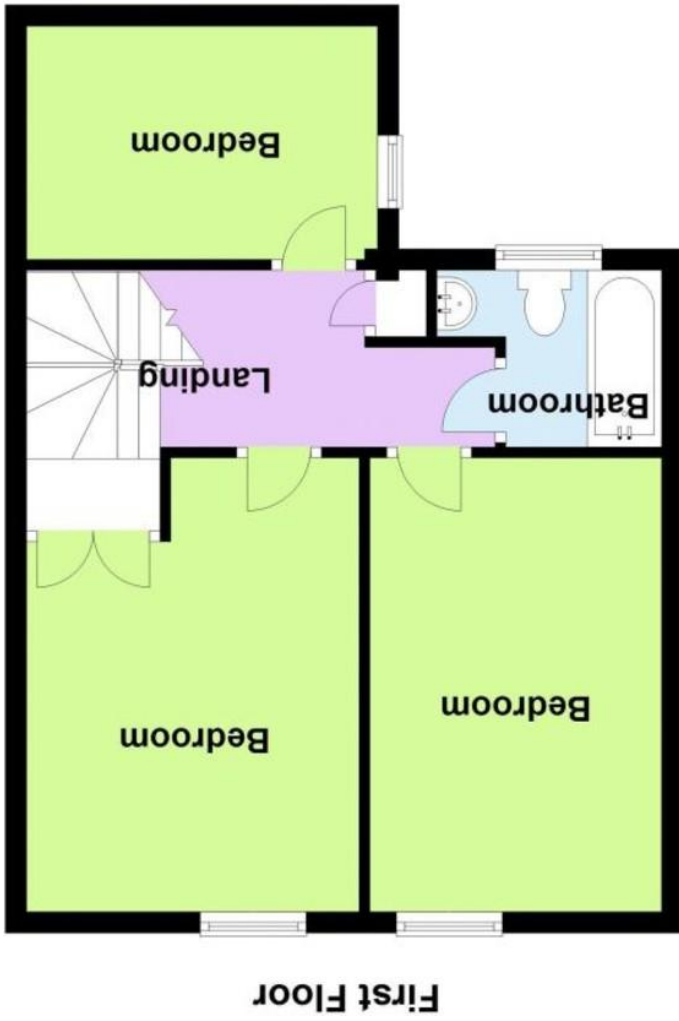
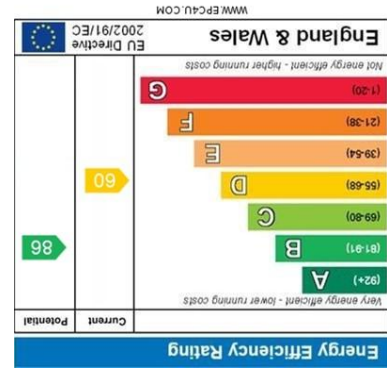


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Signed .....Date .....



- NO UPWARD CHAIN
- THREE BEDROOMS
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- CENTRAL HEATING



29 Guild Croft, Birmingham, B19 2NU

Offers In Excess Of  
 £150,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

We have this extremely well presented three bedroom property. The property comprises of a large lounge, kitchen diner, three bedrooms and bathroom. The property also benefits from a garden.

**LOUNGE** 16' 6" into bay x 10' 11" (5.03m x 3.33m) Double glazed window to rear, laminate flooring, two ceiling light points and radiator.

**KITCHEN DINER** 19' 2" max x 7' 3" (5.84m x 2.21m) Double glazed window to front, wall and base units with work surfaces over, stainless steel sink and drainer unit, gas oven and hob with extractor over, tiling to walls, plumbing for washing machine and ceiling light point.

**UTILITY ROOM** 7' 2" x 5' (2.18m x 1.52m) Double glazed window to front, ceiling light point and boiler.

**WC** Double glazed window to front, w/c, basin.

**BEDROOM ONE** 13' 8" max x 10' 8" (4.17m x 3.25m) Double glazed window to rear, ceiling light point and radiator.

**BEDROOM TWO** 13' 12" x 8' 12" (4.27m x 2.74m) Double glazed window to front, ceiling light point and radiator.

**BEDROOM THREE** 10' 6" x 6' 8" (3.2m x 2.03m) Double glazed window to rear, ceiling light point and radiator.

**BATHROOM** 7' max x 5' 8" (2.13m x 1.73m) Double glazed window to front, bath with shower over, wash hand basin, low level WC, tiling to walls, ceiling light point and radiator.

Council Tax Band A - Birmingham City Council

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

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

Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media

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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