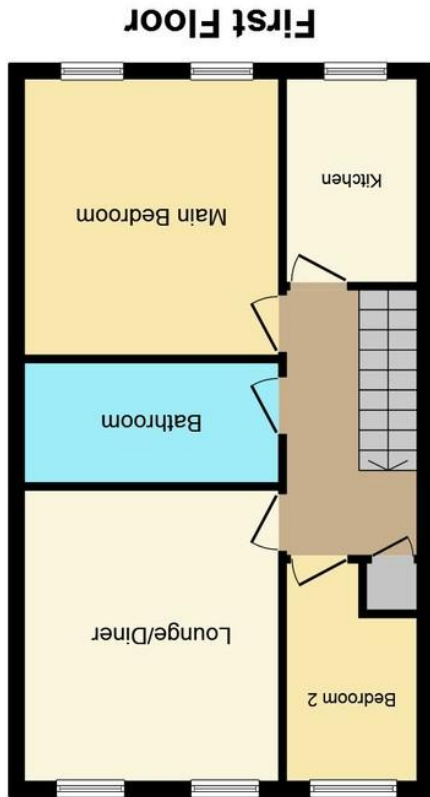
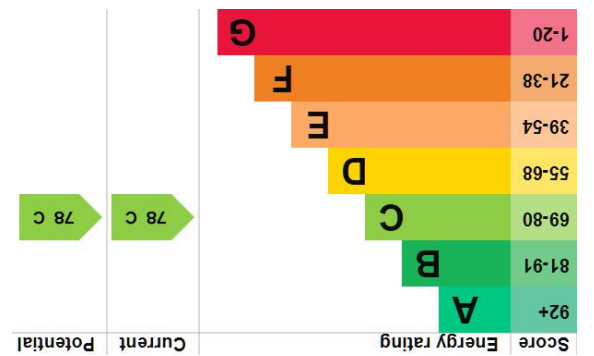


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge/Diner
- Two Bedrooms & Bathroom
- Communal Parking
- Gated Development
- Popular Residential Location

Bromford Hill, Handsworth Wood, B20 2TD

Offers Over £120,000

Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

This WELL PRESENTED FIAT is a perfect first time buy, ideal for those wanting to downsize or those seeking a good investment opportunity. Benefitting from spacious living accommodation this property occupies a much sought-after location with good transport links to Birmingham City Centre. Call Green & Company to arrange your viewing.

APPROACH having covered walkway leading to front reception door.

HALL approached via front reception door, having central heating radiator and stairs to first floor accommodation.

FIRST FLOOR LANDING having ceiling light point, central heating radiator and doors off to all rooms.

LOUNGE/DINER 14' 4" x 11' 2" (4.37m x 3.4m) having two double glazed windows, ceiling light point, power points and central heating radiator.

KITCHEN 9' 10" x 7' 6" (3m x 2.29m) having a range of wall and base units with work surfaces over, integrated gas hob, integrated oven, extractor fan, stainless steel sink with mixer tap over, tiling to splash prone areas, ample space for a range of appliances including washing machine and double glazed window.

BEDROOM ONE 12' 8" (max.) x 11' 3" (max.) (3.86m x 3.43m) having two double glazed windows, ceiling light point, power points and central heating radiator.

BEDROOM TWO 11' 1" (max.) x 6' 6" (max.) (3.38m x 1.98m) having double glazed window, ceiling light point, power points and central heating radiator.

BATHROOM having a matching suite comprising of panelled bath with chrome taps and shower attachment over, wash hand basin, tiling to splash prone areas, low flush w/c and extractor fan.

OUTSIDE

COMMUNAL GARDEN SPACE being mainly laid to lawn with shrubs and plants

FRONT OF PROPERTY providing parking for residence.

Council Tax Band A - Birmingham City Council

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

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

Broadband coverage:-

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

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps. 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 leasehold with approximately 91 years remaining. Ground Rent is approximately £100 per annum (the vendor is not aware of any ground rent review period) and Service Charge approximately £1100 per annum. 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 Solicitors or Surveyor.

Please note that all measurements are approximate.

