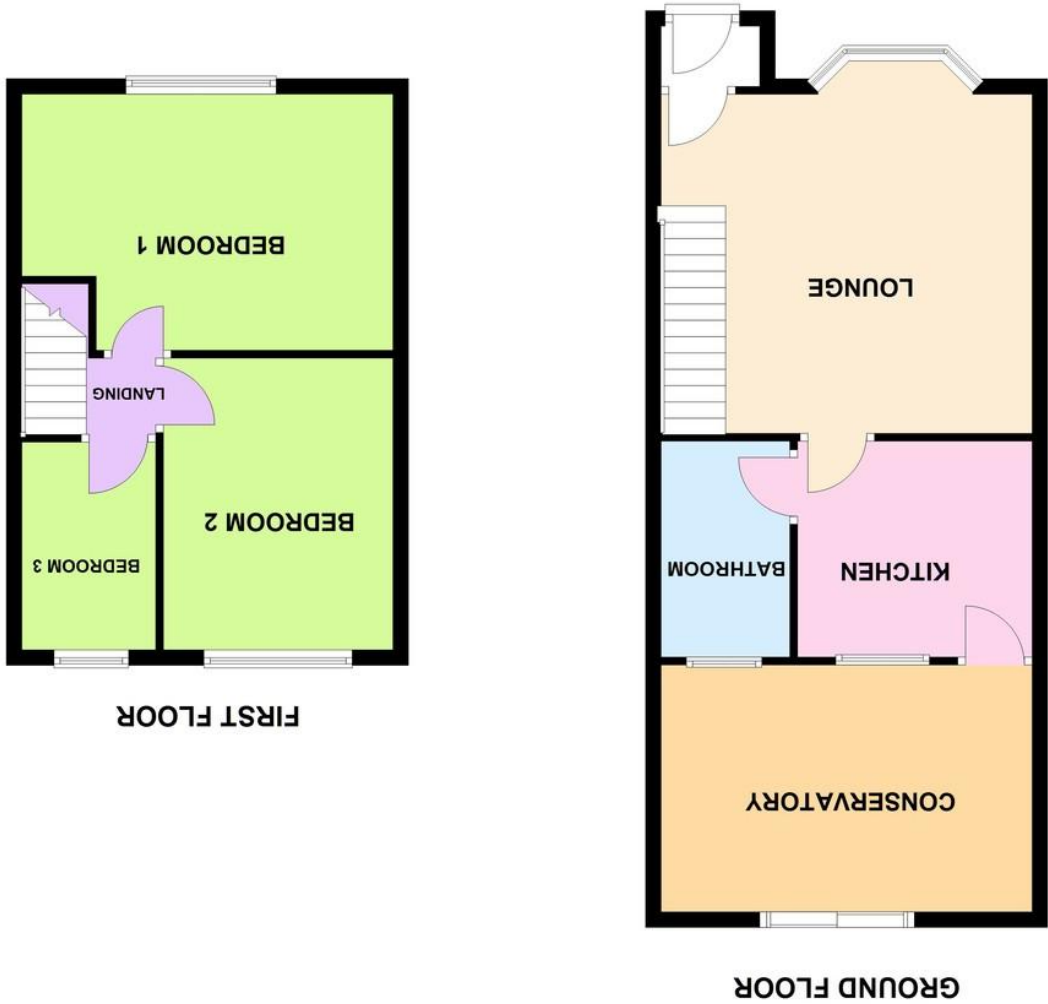
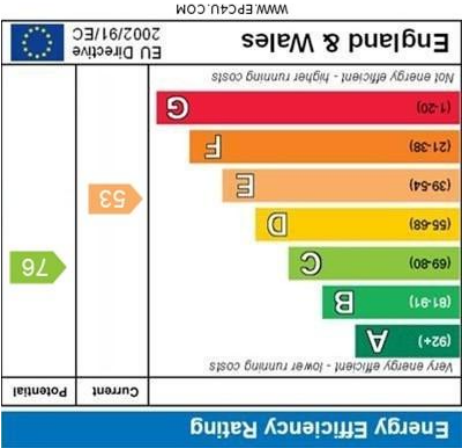


17 WOOTON GROVE
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



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- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- OPEN PLAN LOUNGE
- CONSERVATORY
- GOOD ACCESS LINKS

Wooton Grove, Kingstanding, Birmingham, B44 0AZ

£200,000



Property Description

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

Presenting a three bedroom mid terraced house for sale, set in the heart of a dynamic local community. This property is in good condition, ready to welcome first-time buyers or families looking for their dream home.

Upon entering the residence, you're greeted by a generous reception room. The open-plan design offers a sense of expansiveness, and the large windows ensure an abundance of natural light seeps in, creating a warm, inviting atmosphere.

The house boasts a well-equipped kitchen that benefits from a wealth of natural light, providing an ideal setting for home-cooked meals and entertaining. The kitchen has been meticulously maintained, ensuring a space that is both functional and pleasant to spend time in.

The property features three well-proportioned bedrooms. Two of these are double rooms, offering ample space for personalisation. The third is a comfortable single room, ideal as a child's bedroom or home office.

The bathroom is modern and comes complete with a rain shower, providing a touch of luxury to your daily routine.

One of the unique features of this property is the availability of parking, a rare find in such a sought-after location.

The house is conveniently located with easy access to public transport links, local amenities, and nearby schools, ensuring everything you need is within reach. Despite its central location, the property maintains a sense of tranquillity, providing a perfect balance of city life and home comfort.

This property benefits from being in council tax band A, making it an economical choice. This terraced house, with its unique features and ideal location, is a fantastic opportunity not to be missed.

OPEN PLAN LIVING ROOM 17'4" Max x 15'6" (5.28m x 4.72m) Ceiling light point, two radiators, electric fireplace, bay window to front, laminate flooring, under stairs storage.

KITCHEN 10'0" x 9'6" (3.05m x 2.9m) Wall and base units, built-in electric oven, gas hob and extractor fan, sink, window to conservatory, tiled splash back area, space for dishwasher.

DOWNSTAIRS BATHROOM 10'0" x 5'2" (3.05m x 1.57m) Vinyl flooring, spotlights, bath, sink with unit underneath, toilet, free-standing shower, window to conservatory and tiled, towel radiator.

CONSERVATORY 14'2" x 10'10" (4.32m x 3.3m) Laminate flooring, ceiling light point, patio doors to garden, plumbing for washing machine.

FIRST FLOOR LANDING Loft access, ceiling light point.

BEDROOM ONE 14'4" x 10'10" (4.37m x 3.3m) Ceiling light point, window to front, storage cupboard.

BEDROOM TWO 13'4" x 9'4" (4.06m x 2.84m) Laminate flooring, radiator, ceiling light point, window to rear.

BEDROOM THREE 10'2" x 7'8" (3.1m x 2.34m) Ceiling light point, radiator, window to rear, storage cupboard housing boiler.

LOFT Boarded and insulated.

REAR GARDEN Astro turf lawn, shed, shared alleyway access to rear garden, areas for flowers and shrubs.

Council Tax Band A - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 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 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?
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