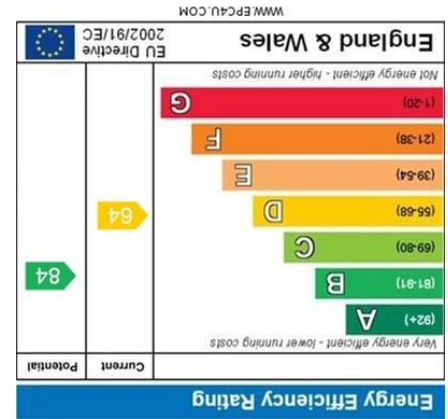


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**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.

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 Conveyancer.



Great Barr | 0121 241 4441



- LOVELY EXTENDED END TERRACED WITH NO UPWARD CHAIN
- WELL MAINTAINED WITH CENTRAL HEATING AND DOUBLE
- 2 CAR DRIVEWAY TO FRONT
- GREAT KITCHEN/DINING AREA

Elliston Avenue, Great Barr, Birmingham, B44 8TJ

£240,000



## Property Description

A lovely end terrace house, situated in a popular and convenient location.

Served by gas central heating and double glazing the property has been well maintained and owned by the family for over 50 years.

Having the advantage of two double bedrooms and family bathroom on the first floor, the ground floor incorporates a full width rear extension to incorporate a I-shaped kitchen breakfast room with utility area.

The property is pleasantly presented throughout and has the advantage of no upward chain and in more detail the accommodation comprises:-

**ENTRANCE PORCH** With double glazed leaded front door and windows, feature part glazed door leading through to:-

**ENTRANCE HALL** With radiator, stairs leading off and glazed door leading through to:-

**LOUNGE** 16' 1" x 11' 7" (4.9m x 3.53m) With double glazed bay to front, gas fire and feature surround, glazed double doors leading through to:-

**L-SHAPED EXTENDED DINING KITCHEN**

**DINING AREA** 7' 9" x 9' 11" (2.36m x 3.02m)

**KITCHEN AREA** 7' 6" x 14' 7" (2.29m x 4.44m)

Having tiled flooring, base cupboard units with metropolitan tiled splash backs, kitchen rear having sink unit, further base and wall cupboards with metro splash backs, wall mounted TV, two fridges, free-standing cooker, dishwasher, washing machine, double glazed sliding patio doors to the garden, two double glazed windows to the side, access through to:-

**UTILITY AREA** 10' 9" x 14' 7" (3.28m x 4.44m) With plumbing for washing machine, cupboard under stairs which has a single glazed window and further double glazed side window.

**FIRST FLOOR LANDING** Having double glazed window and access to loft.

**BATHROOM** 7' 9" x 5' 9" (2.36m x 1.75m) Part panelled walls, white suite comprising panelled bath with electric shower and tiled splash back, low level wc, wash basin with vanity cupboard under, double glazed window and radiator.

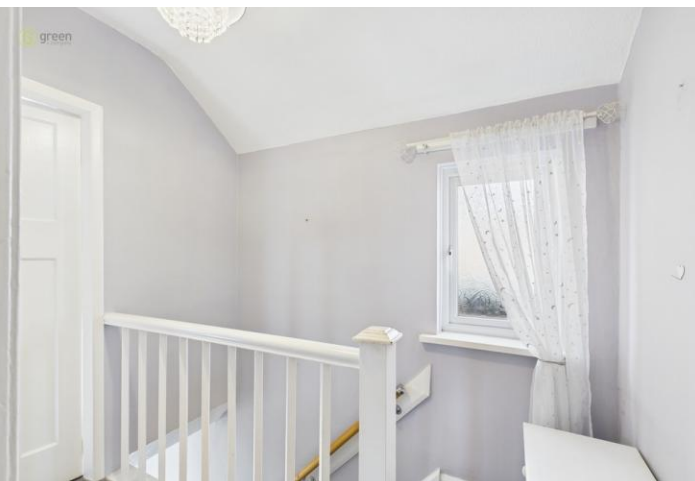
**BEDROOM ONE** 10' 11" x 9' (3.33m x 2.74m) Having two double glazed windows to front, radiator, cupboard housing a Vaillant gas fired central heating boiler.

**BEDROOM TWO** 10' 11" x 8' 1" (3.33m x 2.46m) With radiator, double glazed window to rear.

**OUTSIDE** The property stands behind a two car block paved driveway with border and to the side a useful lean to cupboard area suitable for storage and open ended to the rear.

The rear garden is well laid with patio area, lawn, shed, flower borders and boundary surrounds.

**AGENTS NOTE** The vendor had confirmed the roof was replaced approximately 2 years ago.



Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, 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 241 4441