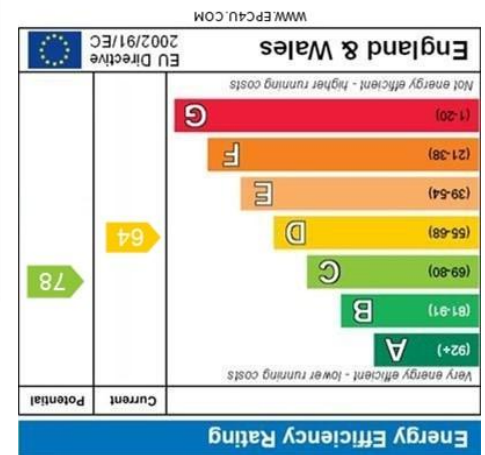


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Boldmere | 0121 321 3991



- THREE BEDROOM TERRACE HOME
- IDEAL FIRST TIME BUY
- FINISHED TO HIGH SPECIFICATION
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER CUL DE SAC LOCATION

Somerton Drive, Erdington, Birmingham, B23 5ST

£270,000



Property Description

We are pleased to present this exceptional terraced property on the market for sale. This home is in a neutrally decorated condition, offering an ideal canvas for the new homeowners to easily adapt to their personal style. The property features a good-sized and well-equipped kitchen, a perfect place for everyday dining and entertaining. This home is designed with ample living space, providing a spacious reception room that is perfect for relaxing or hosting guests. The residence boasts three generously proportioned bedrooms, offering plenty of space for all the family. There is also a bathroom that serves these bedrooms, ensuring there is no morning rush for showers. This property is perfectly situated with easy access to public transport links and local amenities. Whether you want to commute to work, take a trip to the shops, or have a day out, everything is within easy reach. This dwelling would be an ideal purchase for families, offering plenty of space for everyone to have their own area. It also offers a perfect setting for couples who are looking for a home to grow into.

In summary, this property offers a fantastic opportunity to acquire a spacious, well-located home with a neutrally decorated interior that you can make your own. We highly recommend arranging a viewing to truly appreciate the space and potential this property has to offer.

ENTRANCE HALL Providing access to living areas and stairs leading off.

LIVING ROOM 16' 9" x 11' 5" (5.11m x 3.48m) Carpeted, double glazed French doors to rear garden, log burner, radiator, ceiling light and power points.

KITCHEN 6' 7" x 9' 0" (2.01m x 2.74m) Having herringbone flooring, double glazed window to front, a range of wall and base units, cooker, gas hob, ceiling light and power points.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 9' 9" x 11' 7" (2.97m x 3.53m) Carpeted, double glazed window to rear, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 9' 4" x 12' 2" (2.84m x 3.71m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 7' 6" x 8' 4" (2.29m x 2.54m) Carpeted, double glazed window to rear, storage cupboard, radiator, ceiling light and power points.

BATHROOM 7' 9" x 6' 2" (2.36m x 1.88m) Herringbone flooring, bath with overhead shower, double glazed window to front, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE EN BLOC Unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements.)

Council Tax Band B - Birmingham

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 74 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?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991