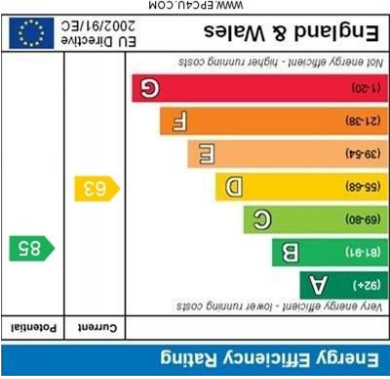


Great Barr | 0121 241 4441



- LOTS OF POTENTIAL
- CUL DE SAC LOCATION
- DRIVEWAY AND PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CONSERVATORY



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.

## LEGAL READY

"How does this help me?"

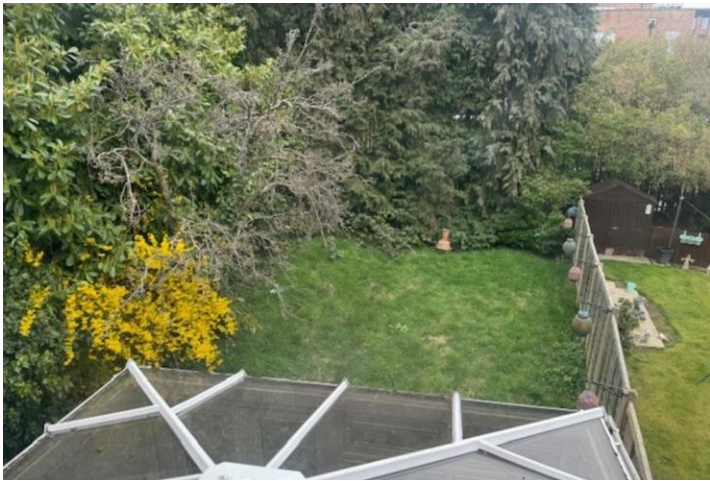
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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







## Property Description

Occupying a great cul de sac location on the popular Beaches development, the property backs onto James Watt College and enjoys a private rear garden. Standing behind a driveway with parking for several vehicles the property has the advantage of central heating, double glazing and a conservatory.

The house has been owned by the current owner for over 30 years and represents a great opportunity and potential for the next buyer.

Viewing is recommended of the accommodation which in more detail comprises:-

**SIDE ENTRANCE HALL** With double glazed front door, radiator and staircase leading off.

**LOUNGE** 15' 4" x 10' 6" (4.67m x 3.2m) Radiator, double glazed bay, fire surround, cupboard under stairs.

**KITCHEN** 9' 11" x 13' 10" (3.02m x 4.22m) With double glazed windows to the side and rear, double glazed door to the conservatory, units incorporating sink unit, base cupboards and drawers, wall cupboards, tiled splash backs, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, Worcester gas fired central heating boiler, radiator, tiled flooring and access through to:-

**CONSERVATORY** 8' 9" x 9' 6" (2.67m x 2.9m) Radiator, tiled flooring, double glazed windows to three sides, double French doors to the garden.

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

**BATHROOM** 6' 11" x 5' 2" (2.11m x 1.57m) Half tiled walls, corner bath with shower over, low level wc, pedestal wash basin and double glazed window and radiator.

**BEDROOM ONE** 12' 10" x 10' 10" (3.91m x 3.3m) Radiator, double glazed window to front, built-in cupboard,

**BEDROOM TWO** 9' 11" x 8' 6" (3.02m x 2.59m) Radiator, double glazed window to rear.

**OUTSIDE** The house stands behind a driveway with parking for several vehicles toward with a side garden area with pathway and gate leading to the rear. To the rear is an enclosed garden with lawn and borders.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10 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.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441