

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 Conveyor.

Castle Bromwich | 0121 241 1100



- EXPANSIVE GARDEN
- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- BLOCK PAVED DRIVE
- WET ROOM
- KITCHEN

Rayners Croft, Yardley, Birmingham, B26 2BP

Offers In Region Of
£220,000



Property Description

Wonderful first time buyer, investment or downsizer opportunity to acquire this end terrace home, offering three bedrooms, lounge, kitchen and downstairs wet room. Property occupies a inner comer position with block paved driveway and expansive wrap around rear garden. Ideally located within 0.5 mile of local shops and transport links. Please call Green and Company to arrange your viewing.

Accessed via block paved driveway with front door and side gated access.

HALL With laminate flooring, radiator, bi-fold door to lounge and stairs to first floor.

LOUNGE 12' 9" x 15' 1" (3.89m x 4.6m) With window to front, blinds, electric feature fire, radiator and bi-fold door to:-

KITCHEN 9' 9" x 7' 5" (2.97m x 2.26m) With LVT flooring, window to rear and side, door to garden, selection of wall and base units, gas hob, oven, integrated fridge, integrated washing machine, integrated microwave, pantry, spotlights and door to inner hall and bathroom.

WET ROOM 5' 3" x 7' 4" (1.6m x 2.24m) With tiled wall and floors, WC, wash basin, mixer shower, heated towel rail, window to rear and spotlights.

FIRST FLOOR LANDING With laminate stairs leading up, window to side and doors to three bedrooms,

BEDROOM ONE 12' 11" x 9' 3" (3.94m x 2.82m) With window to front, laminate flooring, built in single wardrobe, radiator.

BEDROOM TWO 8' 2" x 11' 2" (2.49m x 3.4m) With window to rear, laminate flooring, boiler and radiator.

BEDROOM THREE 7' 5" x 8' 1" (2.26m x 2.46m) With window to rear, laminate flooring, radiator.

GARDEN Is an expansive area and wraps around the property, also having patio area, selection of trees, shrubbery and fenced boundaries, property also has rear access if required off Selby Close (This will need clarifying with solicitors off the deeds)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good in home and outdoor

EE, Vodafone - Variable in home, good outdoor

O2 - Good (outdoor only)

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.

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

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 241 1100