

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



LEGAL READY

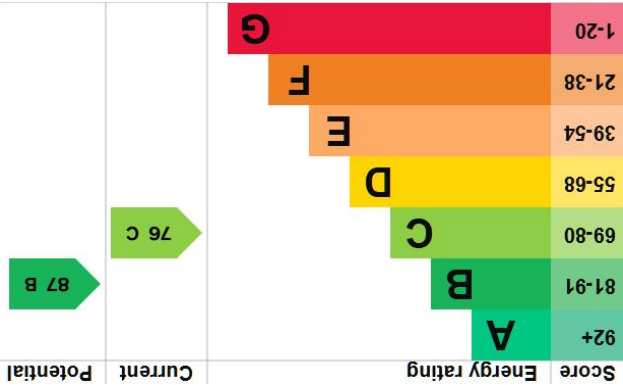
"How does this help me?"

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.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- WOW FACTOR
- THREE BEDROOMS
- REFITTED HOME
- KARNDEAN FLOORING
- REFITTED BATHROOM WITH SEPARATE SHOWER
- ISLAND IN KITCHEN WITH WOOD WORKTOP



Freasley Road, Shard End , Birmingham, B34 7PS

Offers In Region Of
£250,000



Property Description

WOW what a stunning home this is! If you are looking for a fully renovated spacious three bedroom home which really offers everything you could need if you are a first time buyer looking to get on the market, a family looking for the next step or even a downsizer looking for a home with the WOW factor. Karndean flooring graces the downstairs, refitted kitchen with island and oak worktop, integrated fridge, freezer, family area with slate chimney breast with space for log burner. Cosy lounge to the front, three bedrooms to first floor with family bathroom which is refitted with feature walls and separate shower. Outside the home is a well landscaped rear garden with rendered room which benefits from utility and WC. To the rear of the garden are double gates offering additional secure parking, less than 0.1 mile to Hillstone Primary School and 0.5 mile to local shops and amenities. Do not miss out on this fabulous home, please call Green and Company to arrange your viewing.

Approached off Freasley Road with block paved driveway which is suitable for multiple vehicles and composite door into:-

HALL With Karndean flooring throughout the downstairs, radiator, cupboard and leading to:-

KITCHEN 13' 7" x 18' 9" (4.14m x 5.72m) Which is refitted offering a selection of wall and base units with contrasting worktop and upstands, integrated fridge and freezer, centre island feature with oak worktop, gas hob and oven, window to rear with oak window sill, blinds, spotlights, LED plinth lighting, leading to family room with slate feature chimney breast, french doors with perfect fit blinds, radiator.

LOUNGE 10' 8" x 12' 6" (3.25m x 3.81m) With window to front, blinds, radiator, feature wall with wall mounted furniture.

FIRST FLOOR

LANDING Benefits doors to bedrooms, bathroom, airing cupboard and glass feature balustrade.

BEDROOM ONE 11' 7" x 10' 11" (3.53m x 3.33m) With two windows to front, blinds, radiator.

BEDROOM TWO 10' 11" x 10' 11" (3.33m x 3.33m) With two windows to rear, blinds, fitted mirror wardrobe, radiator.

BEDROOM THREE 8' 5" x 7' 11" (2.57m x 2.41m) With window to front, blind, radiator, overstairs single wardrobe.

BATHROOM 4' 5" x 12' 1" (1.35m x 3.68m) Is a WOW room which has been refitted and offers feature wall over bath, separate shower cubicle with feature wall and mixer shower with rain feature, vanity sink unit, WC, heated towel rail, spotlights, two windows to rear and semi polished floor tiling and wall tiling.

UTILITY ROOM 7' 6" x 7' 2" (2.29m x 2.18m) Is situated in the rendered building the rear garden with kitchen units, worktop, sink and tap, tiled wood effect flooring, separate WC, spotlights.

GARDEN Is well maintained and landscaped with natural stone patio with rendered room having outside lighting, lawn and path leading to sunken trampoline ideal for the children and block paved rear parking with double gated access.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, Three, Vodafone - Good in home and outdoor
O2 - Variable in home, good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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 1100