

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	69
Potential	85

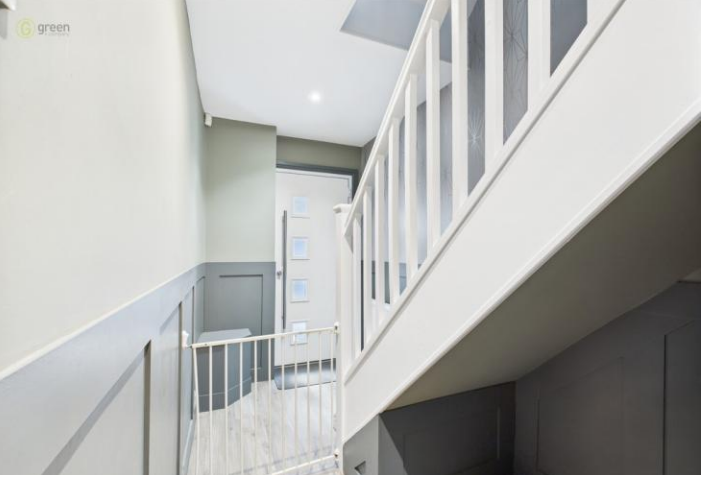


green
& company



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- A photograph of a two-story red brick house with a white-framed bay window and a white front door. The house has a tiled roof and a small garden area with pink flowers. A 'green' logo is visible in the top left corner.

£260,000



Property Description

A fantastic opportunity for family buyers to acquire a four bedroom, two bathroom home in this very convenient location which is well placed for all amenities including schools for children of all ages, commuting and local shops.

Served by gas central heating and double glazing the property is well presented throughout and represents a great opportunity for buyers. The property also has the advantage of a workshop in the garden. Viewing is recommended of the accommodation which in more detail comprises:-

ENTRANCE PORCH With double glazed front door and feature inner door leading to:-

RECEPTION HALL With radiator, staircase leading off and cupboard under stairs.

LOUNGE 10' x 14' 4" (3.05m x 4.37m) With double glazed bay to front, radiator and chimney breast.

KITCHEN DINER 10' x 9' 10" (3.05m x 3m) With drop down table, double glazed window, stainless steel sink unit, base drawer units, base cupboards, tiled splash backs to work surfaces, space for appliances, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, open arch leading to:-

REAR PORCH With double glazed exterior door.

SEPERATE TOILET With low level wc combined with wash basin, double glazed window.

UTILITY CUPBOARD 5' 3" x 4' 10" (1.6m x 1.47m)

FIRST FLOOR LANDING A very large landing incorporating study area with radiator, double glazed window, staircase leading up to the second floor.

BEDROOM ONE 10' 1" x 11' 11" (3.07m x 3.63m) With radiator and double glazed window to front.

BEDROOM TWO 10' 11" x 9' 10" (3.33m x 3m) With radiator, double glazed window to rear.

BATHROOM 5' 10" x 6' 9" (1.78m x 2.06m) Fully tiled walls, double glazed window, ladder radiator, panelled bath with thermostatic shower and screen over, wash basin with mixer tap and vanity cupboard under, low level wc.

SECOND FLOOR LANDING

BEDROOM THREE 12' 8" x 7' 11" (3.86m x 2.41m) With Velux window to front and radiator.

BEDROOM FOUR 8' 2" x 8' 2" (2.49m x 2.49m) With radiator, double glazed window.

SHOWER ROOM 2' 11" x 8' (0.89m x 2.44m) With shower compartment with electric shower over, wash basin with vanity cupboard under, low level wc, double glazed window.

OUTSIDE The property stands behind a double width driveway with an entry leading through to the rear garden.

To the rear is an enclosed garden with patio area, lawn, fencing, further patio area and large workshop.

WORKSHOP With electric light, power points, double glazed window and double glazed door.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

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

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

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