



- £220,000



Property Description

The property is approached via a block paved multi vehicle driveway leading to:

ENCLOSED PORCH Tiled flooring, double glazed windows to front, wall light, door leading to:

ENTRANCE Laminate wood flooring, decorative panelling on wall, ceiling light, gas central heating radiator, under stair storage, door leading to lounge along with a door leading to:

KITCHEN/DINER 9' 9" x 15' 9" (2.97m x 4.8m) Laminate wood flooring, gas central heating radiator and boiler, ceiling light, mixer tap sink, built in oven and hob with extractor fan, space for washing machine, space for single fridge, wall and base units with complimentary counter top, half tiled splash back, double glazed window to rear, double glazed sliding door out to garden, open plan arch way leading to:

LOUNGE 14' 1" x 10' 0" (4.29m x 3.05m) Decorative fitted fireplace with surround, laminate wood flooring, double glazed bay windows to front, ceiling lights,

LANDING Decorative panelling leading from stairs, carpeted flooring, ceiling lights, door leading to:

BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m) Mixer tap sink with base unit, w/c, bath tub with mixer taps and shower head, fully tiled walls and flooring, frosted glass window to rear, gas central heating towel radiator, ceiling lights

BEDROOM ONE 12' 0" x 8' 11" (3.66m x 2.72m) Carpeted flooring, gas central heating radiator, ceiling lights window to front

BEDROOM TWO 9' 10" x 9' 6" (3m x 2.9m) Carpeted flooring, gas central heating radiator, ceiling lights window to rear.

BEDROOM THREE 8' 11" x 6' 9" (2.72m x 2.06m) Carpeted flooring, gas central heating radiator, ceiling lights window to front.

REAR GARDEN Sliding doors leading to block paved patio, lawn with fences and shrubs on boarded, shared side entrance to front of house.

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 5 Mbps. Highest available upload speed 0.7 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