

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

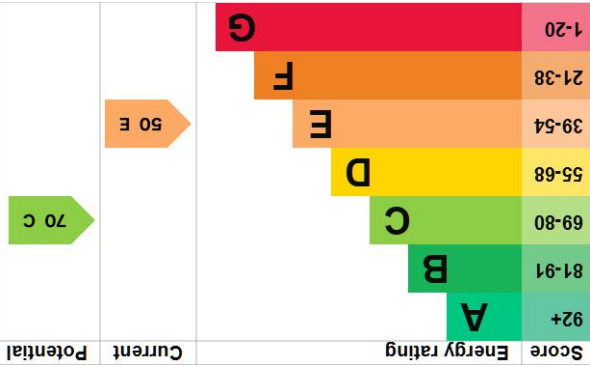


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- NO CHAIN
- MID TERRACED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM

School Lane, Buckland End, Birmingham, B34 6SJ

Offers In Region Of
£220,000



Property Description

Green and Company are pleased to offer this terrific opportunity to acquire a deceivingly spacious, three bedroom, mid terraced home located on School Lane in Buckland End. The location offers superb access to all local amenities including shops, pubs and restaurants in Castle Bromwich. Motorway access is via the nearby M6 and access to the rail network is via Stechford and Lea Hall Railway Stations which are just a short drive away. Local schooling includes Brownmead Primary Academy, St Mary and St Margaret's Church of England Aided Primary School, Timberley Academy and St Wilfrid's Catholic Junior and Infant School (catchments should be checked).

Being offered with NO CHAIN, this home would be ideal for most first time buyers or property investors looking for their next project. Make sure to give Green and Company a call today to arrange your viewing and avoid missing out on this superb opportunity.

Approaching the property, you are greeted with a block paved driveway allowing for off road parking leading into:-

PORCH Double glazed UPVC Doors, with tiled flooring leading to:-

RECEPTION ROOM ONE 11' 9" x 14' 2" (3.58m x 4.32m) With wooden effect laminate flooring, double glazed bay window, feature fireplace and radiator. Leads into:-

RECEPTION ROOM TWO 11' 11" x 14' 0" (3.63m x 4.27m) With wooden effect laminate flooring, door leading to stairs to go up, double glazed window, radiator, leading into:-

KITCHEN 12' 2" x 7' 1" (3.71m x 2.16m) Having a mixture of base and wall units with work surface over and sink unit, integrated oven and gas hob with tiled splashback and tiled flooring leading into:-

INNER HALLWAY With washing machine fittings, tiled flooring, door leading to bathroom and to the rear garden.

BATHROOM With tiled flooring, bath with electric shower over, toilet and sink unit and double glazed obscure window.

FIRST FLOOR

LANDING Stairs leading from reception room two to a grey carpeted landing with doors leading to all bedrooms and with loft access.

BEDROOM ONE 11' 11" x 14' 3" (3.63m x 4.34m) With wooden effect laminate flooring, wardrobe space, radiator and double glazed window unit.

BEDROOM TWO 12' 0" x 10' 6" (3.66m x 3.2m) With grey carpeted flooring, radiator, double glazed window unit, storage cupboard.

BEDROOM THREE 12' 6" x 7' 0" (3.81m x 2.13m) With grey carpeted flooring, radiator and double glazed window unit.

REAR GARDEN Benefitting from being two tiers, the rear garden is a great space for entertaining. Stepping out of the home into the garden, you are met with a slabbed patio with fencing overlooking the lawn space and half slabbed remainder of the garden.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, O2, limited for Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.

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:- 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