

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

Total area: approx. 82.2 sq. metres (884.9 sq. feet)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	86 B

Walmley | 0121 313 1991



- A WELL PRESENTED MODERN DETACHED HOUSE
- POPULAR LOCATION
- ATTRACTIVE LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM

Pype Hayes Road, Erdington, Birmingham, B24 0JG

Offers Over £280,000

## Property Description

We are delighted to present this modern style detached property, situated in a sought-after location. This home is in good condition and offers a comfortable and inviting living space.

As you enter the property, you will find a welcoming reception hallway with guest wc off, The lounge is perfect for relaxing and entertaining guests. The modern kitchen/diner provides ample space for entertaining.

This lovely home boasts three well-proportioned bedrooms, offering a peaceful retreat for a growing family or individuals in need of extra space. The bathroom is conveniently located and features all the necessary comforts.

Located in a fantastic area, this property benefits from excellent public transport links, making commuting to nearby cities a breeze. Families will appreciate the close proximity to reputable schools, ensuring a quality education for their children. Local amenities such as shops, restaurants, and cafes are also within easy reach, allowing for a convenient life

**OUTSIDE** To the front the property is set back from the road behind a walled low maintenance fore-garden with astro turf lawn, pathway and wrought iron fencing and gate to perimeter. Driveway providing off road parking with access to the garage.

**RECEPTION HALLWAY** Being approached via opaque glazed reception door with double glazed window to side, vinyl flooring and radiator, doors off to lounge and guest cloakroom.

**GUEST CLOAKROOM** Having a white suite comprising vanity wash hand basin with cupboards beneath, low flush wc, radiator, opaque double glazed window to front.

**LOUNGE** 15' 9" max 13' 4" min x 14' 5" (4.8m x 4.39m) Having fireplace with surround and hearth fitted with gas fire, spindled staircase off to first floor accommodation, radiator, double glazed window to front and door through to:-

**KITCHEN DINER** 14' 5" x 8' 3" (4.39m x 2.51m) Kitchen area having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted gas hob with electric cooker beneath, fitted extractor hood over, cupboard housing gas central heating boiler, space for fridge, space and plumbing for washing machine, double glazed window to rear, space for dining table and chairs, radiator, useful under stairs storage cupboard and double glazed French door giving access out to rear garden.

**FIRST FLOOR LANDING** Approached via spindled staircase passing double glazed window to side, access to loft and doors off to bedroom and bathroom.

**BEDROOM ONE** 13' 4" x 8' 5" (4.06m x 2.57m) With double glazed window to front, radiator.

**BEDROOM TWO** 10' 8" x 8' 5" (3.25m x 2.57m) Having double glazed window to rear, radiator.

**BEDROOM THREE** 10' 2" max 7' 2" min x 5' 10" (3.1m x 1.78m) Double glazed window to front, built-in storage cupboard, radiator.

**BATHROOM** Having a white suite comprising panelled bath with mains fed shower over, low flush wc, vanity wash hand basin with cupboards beneath, part tiling to walls, extractor, radiator and opaque double glazed window to rear elevation

**REAR GARDEN** Pleasant good sized enclosed rear garden with paved patio and pathway with gated access to front, further pathway leads to neat lawned garden with further paved patio area to the top of the garden with fencing to perimeter, external lighting, cold water tap.

**GARAGE** 17' 9" x 8' 8" (5.41m x 2.64m) With up and over door to front, light and power,

pedestrian access door giving access to rear garden.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

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

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 264 Mbps. Highest available upload speed 40 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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