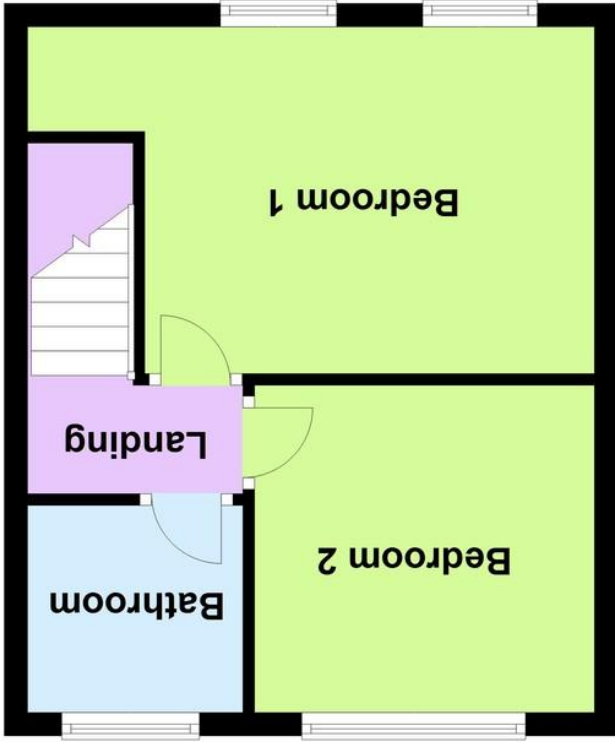
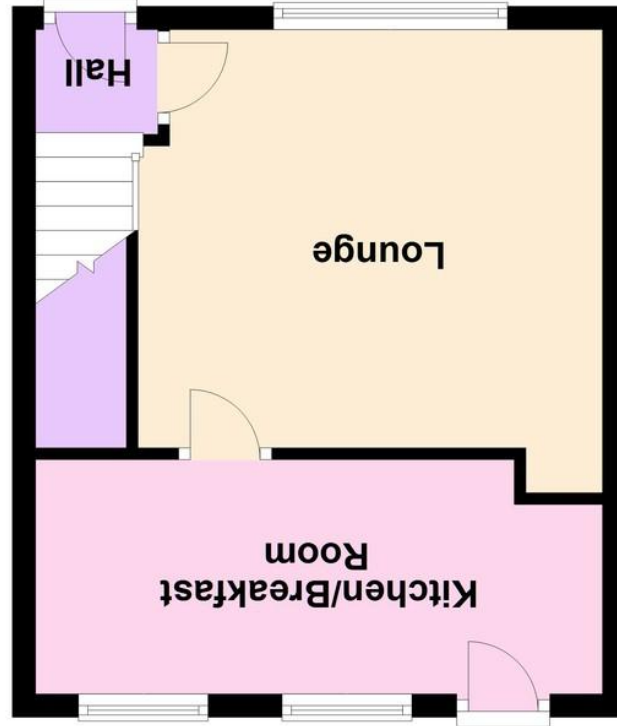


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

**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 Conveyer.



Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE
- FAMILY LOUNGE
- BREAKFAST KITCHEN
- TWO GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY

43 Bletchley Road, Pype Hayes, Birmingham, B24 0PT

£195,000



## Property Description

**POPULAR RESIDENTIAL LOCATION** - We are delighted to present this well presented two bedroom mid terraced house occupying popular residential location. It is in the vicinity of public transport links, making daily commuting a breeze. The property is also conveniently located near local schools, making it an excellent choice for families. In addition, local amenities are just a short stroll away, adding to the convenience factor. For those who enjoy green spaces, the proximity to nearby parks is an added bonus.

The property offers a well-proportioned reception room, complete with a charming fireplace that acts as the focal point of the room, perfect for relaxing and unwinding after a long day. The breakfast kitchen is a culinary enthusiast's delight, with a fitted breakfast bar to enjoy homely meals.

The house boasts two double bedrooms, offering plenty of space for rest and relaxation. The well appointed bathroom adds a touch of modernity and freshness to the property. The house has been meticulously maintained and finished to a high standard, ensuring it's ready to move into.

One of the unique features of this property is the drop kerb driveway providing ample off road parking and to the rear of the property is a well-kept garden, offering an oasis of calm and serenity for outdoor enthusiasts.

This property exudes an air of elegance and sophistication that is bound to appeal to buyers looking for a harmonious blend of comfort and style.

In summary, this two bedroom terraced house is an excellent opportunity for individuals seeking a stylish and comfortable home in a well-connected location.

Outside to the front the property is set back behind a drop kerb driveway, offering ample off road parking and block paved pathway.

### CANOPY PORCH

**RECEPTION HALLWAY** Approached via an entrance door, laminate flooring, stairs off to first floor accommodation, radiator and door through to lounge.

**LOUNGE** 13' 01" max 12'03" min x 13' 01" max 12' 00" min (3.99m x 3.99m) Having double glazed window to front, laminate flooring, radiator, useful understairs storage cupboard and door through to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 16' 02" x 6' 07" (4.93m x 2.01m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, space for fridge and freezer, wall mounted gas central heating boiler, fitted breakfast bar, radiator, tiled floor, double glazed window to rear and double glazed door giving access out to rear garden.

**LANDING** Approached via staircase, having doors off to bedrooms and bathroom.

**BEDROOM ONE** 16' 01" max x 9' 09" max 2' 11 min (4.9m x 2.97m) Having two double glazed window to front, radiator, built in storage cupboard.

**BEDROOM TWO** 9' 07" x 9' 00" (2.92m x 2.74m) With double glazed window to rear, radiator.

**BATHROOM** Being well appointed with a white suite, comprising pedestal wash hand basin with mixer tap, panelled bath with mixer tap with shower over, fitted shower screen, low flush WC, full complementary tiling to walls, radiator, laminate flooring and opaque double glazed window to rear.



**OUTSIDE** to the rear there is a good sized enclosed rear garden with full width paved patio with picket fence leading to neat lawn, with further paved patio to the top of the garden, with fencing to perimeter and rear gated access.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely availability for EE, Three & O2 limited availability for Vodafone and data likely availability for EE & Three limited availability for O2 & Vodafone  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 0.9 Mbps.  
 Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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 313 1991



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