

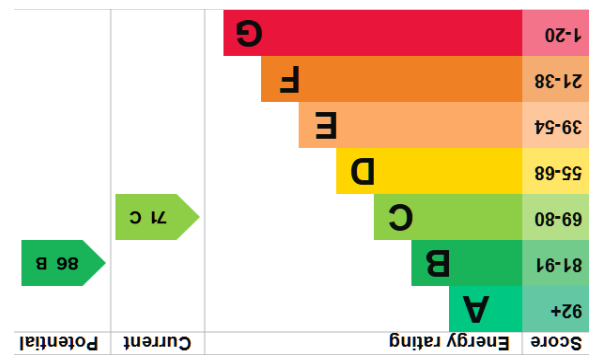
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- OPEN PLAN LIVING/DINING AREA
- PRIME LOCATION

Ringinglow Road, Great Barr, Birmingham, B44 9BL

Offers Over £250,000



Property Description

HALLWAY With laminate flooring, radiator, stairs to first floor, ceiling light point and under stairs storage.

OPEN PLAN LIVING AREA Laminate flooring, ceiling light point, bay window to front and radiator.

DINING AREA Laminate flooring, ceiling light point, radiator.

KITCHEN Tiled, window to rear, ceiling light point, wall and base units, built in oven, hob and extractor fan, sink and space for washer dryer.

CONSERVATORY Ceiling light point, electrics and patio doors to rear garden.

FIRST FLOOR

LANDING Window to side, ceiling light point, loft access.

BEDROOM ONE Ceiling light point, radiator, window to rear.

BEDROOM TWO Ceiling light point, radiator, window to front.

BEDROOM THREE Ceiling light point, radiator, window to front and storage cupboard over stairs.

BATHROOM Tiled, bath, shower, tiled splash backs, window to rear, WC, sink with unit under.

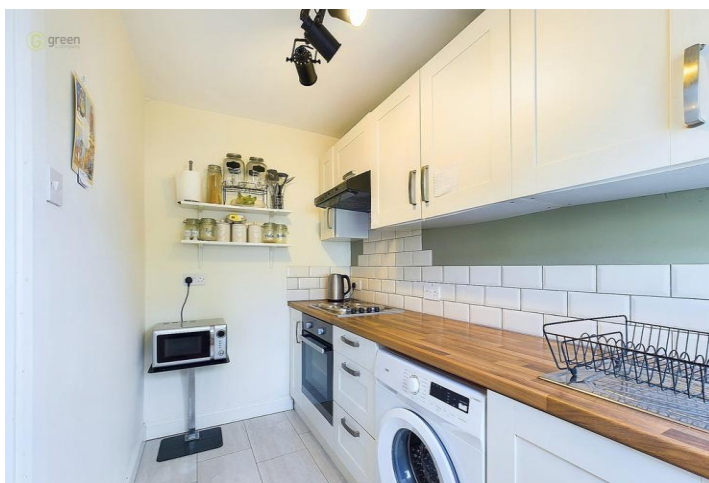
GARDEN Paved area, lawn area, area for flowers and shrubs, side access and shed.

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 11 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 206Mbps. Highest available upload speed 29Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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 leasehold with approximately 936 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £4.50 every 6 months and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
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