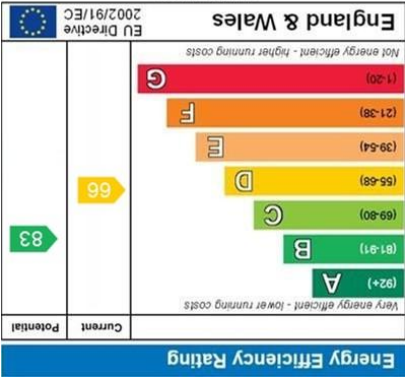


Boldmere | 0121 321 3991

Witton Lodge Road, Erdington, Birmingham,  
B23 5LJ

£210,000

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- FIRST TIME BUYER OPPORTUNITY
- INVESTMENT OPPORTUNITY



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.

**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.







## Property Description

TO BE SOLD WITH NO ONWARD CHAIN

Presenting a semi-detached property with considerable potential, now listed for sale. This property requires modernisation, offering a unique opportunity for buyers to shape their dream abode in their style. With a classic semi-detached layout, the house is generously proportioned, comprising of 3 bedrooms, a shower room, 2 reception rooms, and a kitchen. The three bedrooms offer ample space for comfortable living, making it conducive for a family or shared living arrangements. The shower room provides the basic functionality and ensures the potential to be transformed into a relaxing space with some refurbishing. One of the standout features of this property is its garden. The property's location is a significant advantage. It promotes a balanced lifestyle with easy access to public transport links, local amenities, and nearby parks. This ensures that everything from daily necessities to leisurely activities is just a stone's throw away.

This semi-detached property promises a canvas for those with a vision to create their unique space. It offers a blend of convenience and potential, making it a worthy investment.

**ENTRANCE HALL** Providing access downstairs living areas and stairs leading off.

**DINING ROOM** 12' 7" x 9' 11" (3.84m x 3.02m) Having double glazed window to front, radiator, ceiling light and power points.

**LIVING ROOM** 12' 7" x 13' 5" (3.84m x 4.09m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

**KITCHEN** 6' 11" x 10' 4" (2.11m x 3.15m) Having two double glazed windows to side, a range of wall and base units, radiator, ceiling light and power points.

**WC** Having low level wc, wash basin and ceiling light.

**FIRST FLOOR LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 11' x 14' 7" (3.35m x 4.44m) Double glazed window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 11" x 8' 9" (3.63m x 2.67m) Double glazed window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 5' 3" x 11' 5" (1.6m x 3.48m) Carpeted, double glazed window to front radiator, ceiling light and power points.

**SHOWER ROOM** 5' 9" x 5' 6" (1.75m x 1.68m) Having double glazed window to rear, walk-in shower, wash basin, heated towel rail and ceiling light.

**WC** Having low level wc, double glazed window to side and ceiling light.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991