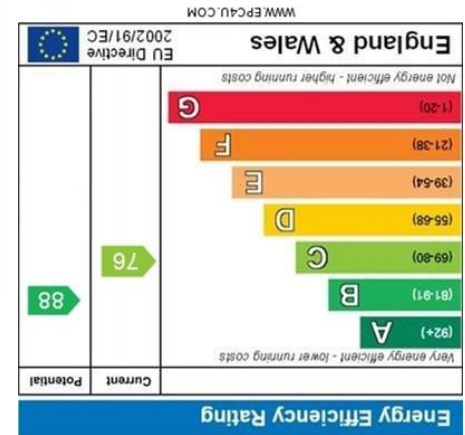


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- WELL PRESENTED HOME
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- DRIVEWAY
- LANDSCAPED GARDEN
- 35% SHARE OR FULL 100%

Buckland End, Shard End, Birmingham, B34 6NE

Shared Ownership
 £75,250



Property Description

Are you looking for the ideal first time buyer home, if so look no further as this property is the ideal choice, very well presented home, spacious lounge, breakfast kitchen, two double bedrooms, family bathroom, downstairs wc, landscaped rear garden with generous garden shed with electric, off road parking finishes off this wonderful opportunity. The property can be purchased as 35% share with Platform owning the remaining 65%, or alternatively can be purchased at the full 100%. Ideally located within 0.1 mile to local shops, amenities and transport links, call Green and Company to arrange your viewing.

Generous driveway suitable for multiple vehicles leading to:-

HALLWAY Having tiled flooring, radiator, stairs to first floor, downstairs w.c, doors to kitchen and lounge.

LOUNGE 13' 5" x 15' 6" (4.09m x 4.72m) Situated at rear of home with door and window to rear, laminate flooring, radiator, blinds, useful storage cupboard.

KITCHEN 11' 2" x 8' 8" (3.4m x 2.64m) Having a range of wall and base units, contrasting worktop, vinyl flooring, spotlights, as hob, integrated oven, window to front, blinds, tiled splash back.

DOWNSTAIRS WC With vinyl wood effect flooring, radiator, corner sink, window to front.

LANDING Benefits from doors to bedroom one, two, bathroom, boiler cupboard and airing cupboard.

BEDROOM ONE 10' 6" x 8' 9" (3.2m x 2.67m) Situated to front of home with blinds, laminate flooring, radiator and fitted wardrobe.

BEDROOM TWO 10' 9" x 15' 2" (3.28m x 4.62m) Situated to rear of property with two windows including blinds, radiator, laminate flooring.

BATHROOM 5' 5" x 6' 8" (1.65m x 2.03m) With vinyl flooring, electric shower over bath, w.c, sink, tiled walls and radiator.

GARDEN Landscaped with generous paved patio, rockery feature walls, lawn area, selection of trees and shrubs, generous panelled shed with lighting and electrics.

Council Tax Band B - Birmingham City Council

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 15 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 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Virgin Media, 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 leasehold with approximately 82 years remaining. Service Charge and rent is currently running at £397.82 per month and is reviewed (to be confirmed). 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

