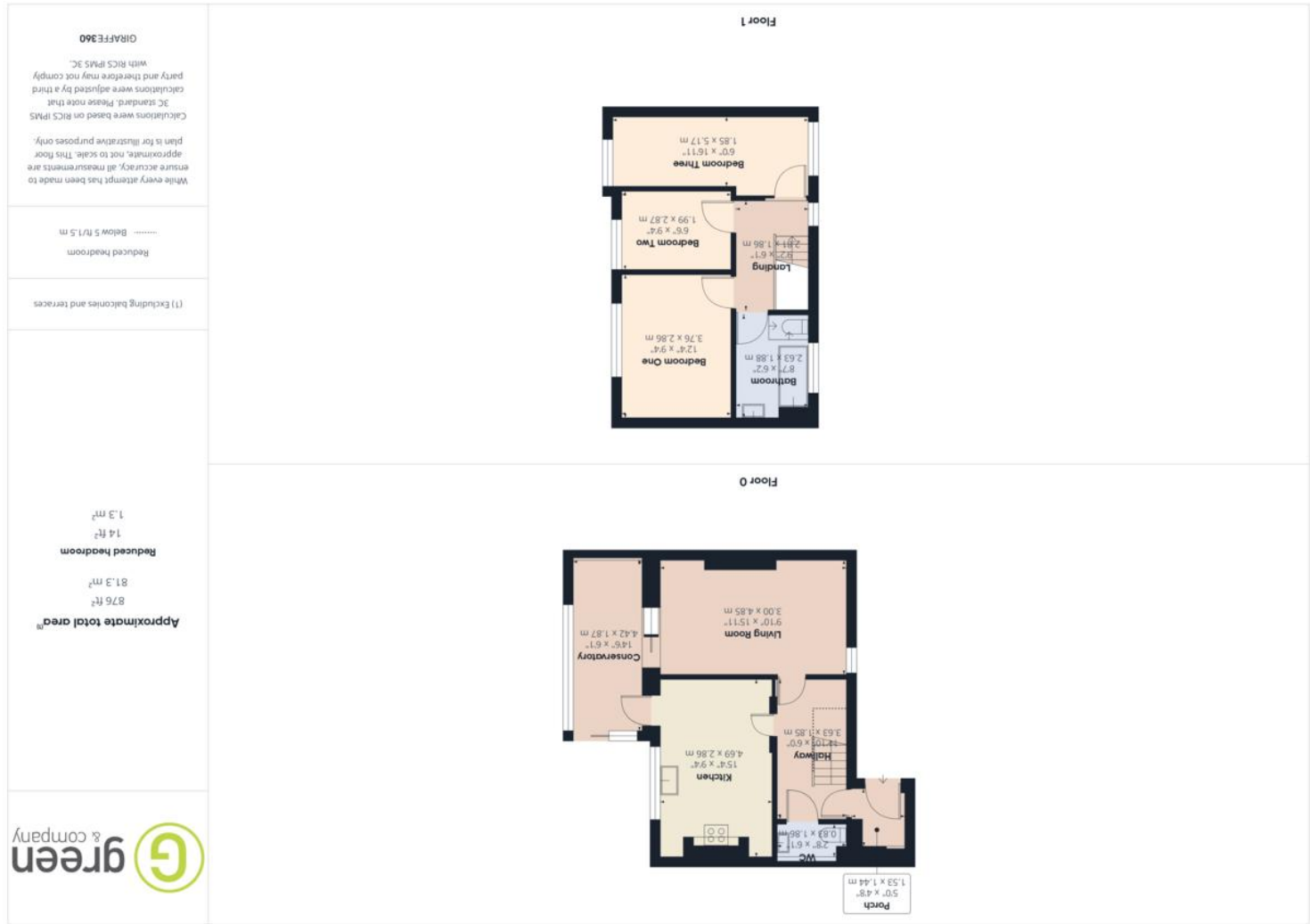


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

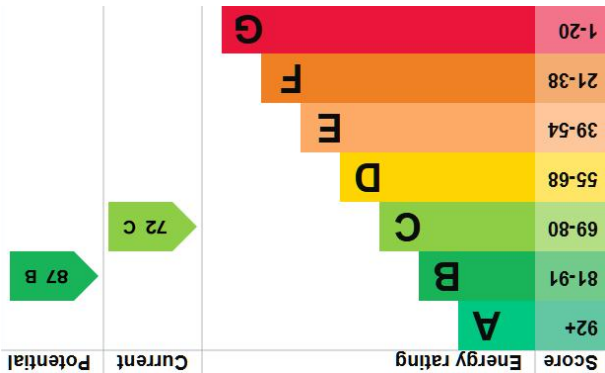


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- NO CHAIN
- THREE BEDROOM MID TERRACE
- LOVELY FRONT LAWN
- DOWNSTAIRS WC
- KITCHEN WITH BELFAST SINK
- CONSERVATORY



Waterloo Avenue, Chelmsley Wood , Birmingham, B37 6QD | Offers Over £170,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Are you looking for a spacious home in the desirable Waterloo Avenue. This home really does offer the first time buyer or family a lovely generous home. Lounge, kitchen, conservatory, downstairs WC, first floor with three bedrooms, family bathroom, low maintenance garden and brick built garden room. Call Green and Company to arrange your viewing.

Off a walkway with lovely lawned front garden into:-

PORCH With tiled floor and spotlights.

HALL With tiled floor, radiator.

KITCHEN 15' 4" x 9' 4" (4.67m x 2.84m) With wood effect worktop, belfast sink, brick style tiling, range cooker, spotlights, window to rear, cottage style cupboard doors, door to conservatory.

LOUNGE 9' 10" x 15' 11" (3m x 4.85m) With wood effect flooring, electric log burner, brick surround, radiator, ceiling fan, patio doors, window to front.

CONSERVATORY 14' 6" x 6' 1" (4.42m x 1.85m) With vinyl flooring, blinds, wall lights, door onto garden.

DOWNSTAIRS WC With laminate flooring, half tiled walls, window to front, sink.

LANDING With window to front.

BEDROOM ONE 12' 4" x 9' 4" (3.76m x 2.84m) With ceiling fan, wardrobe, radiator, window to rear.

BEDROOM TWO 6' 6" x 9' 4" (1.98m x 2.84m) With window to rear, radiator and blinds.

BEDROOM THREE 6' 0" x 16' 11" (1.83m x 5.16m) With window to rear, window to front, radiator, glass blocks around door.

BATHROOM With raised WC on mosaic tiled base, bath, wash basin, mixer shower, half tiled walls.

GARDEN With patio area, artificial lawn, brick built shed and rear garden access.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, Vodafone, limited for Three and data likely available for EE, O2, Vodafone, limited for Three
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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 241 1100