

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	82 B

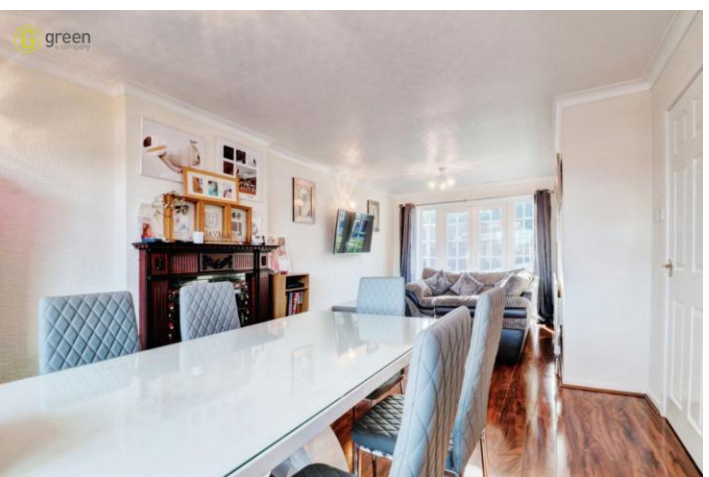
Castle Bromwich | 0121 241 1100



- LINK DETACHED
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- GUEST CLOAKROOM
- FAMILY BATHROOM

Paddock Drive, Sheldon, Birmingham, B26 1QP

£340,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are pleased to offer for sale this three bedroom link detached property in a quiet cul-de-sac within Sheldon. The location gives great access to all local amenities including various well regarded schools (catchments should be checked) Lea Hall Railway Station is within easy reach and an easy commute is afforded into Birmingham City Centre.

The accommodation comprises porch, generous entrance hallway, lounge/dining room, fitted kitchen, guest cloakroom, three good sized bedrooms and a family bathroom. Further benefits include double glazing, central heating, front and rear gardens, multi-vehicle driveway

PORCH With tiled floor, double glazed windows to front and side and door to;

ENTRANCE HALLWAY With central heating radiator, stairs rising to the first floor, under-stairs cupboard and doors off to;

LOUNGE/DINING ROOM 21' 10" max x 11' 2" max 9' 4" min (6.65m x 3.4m) With two central heating radiators, fire surround with electric fire, coving to ceiling, double glazed window to front and double glazed French doors with double glazed side windows to the rear.

KITCHEN 11' 1" x 9' 3" (3.38m x 2.82m) With a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled walls, tiled floor, central heating radiator, plumbing for appliance, extractor hood, double glazed window to the rear and double glazed door to the rear.

FIRST FLOOR LANDING With loft access, built-in cupboard, central heating radiator, double glazed window to side and doors off to;

BEDROOM ONE 12' x 11' (3.66m x 3.35m) With central heating radiator and double glazed window to the front.

BEDROOM TWO 10' 7" max 7' 6" min x 9' 7" max 5' 11" min (3.23m x 2.92m) With central heating radiator, built-in cupboard and double glazed window to the rear.

BEDROOM THREE 11' 11" x 6' 8" (3.63m x 2.03m) With central heating radiator, built-in cupboard and double glazed window to the front.

BATHROOM With suite comprising P-shaped bath with built-in shower over, wash hand basin with storage under, low flush w.c, tiled walls, tiled floor, heated towel rail and frosted double glazed window to the rear.

OUTSIDE -FRONT Having a lawned garden flanked by driveway affording multi-vehicle off road parking and leading to car port leading to;

GARAGE 17' 6" x 8' 2" (5.33m x 2.49m) With up and over door to front, recently refitted boiler and door to side to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having a paved patio with generous lawned garden beyond with slate chipped area beyond. Pedestrian gate to side gives access from the front.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

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 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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