

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
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 Plan produced using Funkle
 Total area: approx. 80.9 sq. metres (870.9 sq. feet)



LEGAL READY

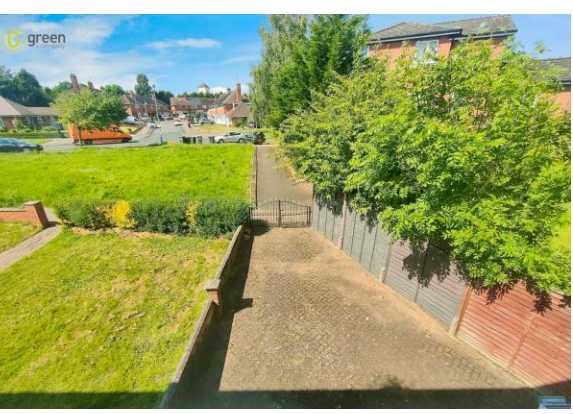
"How does this help me?"

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.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 if 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- CORNER PLOT
- OFFERS POTENTIAL
- SPACIOUS LOUNGE/DINER
- REFITTED SHOWER ROOM
- DOWNSTAIRS WC
- ADDITIONAL STORAGE ROOM/UTILITY

Longmeadow Crescent, Shard End, Birmingham, B34 7LB

Offers Over £200,000



Property Description

Fabulous opportunity to acquire this two bedroom end terrace occupying a corner plot with fantastic potential, the home benefits from generous block paved driveway, spacious rear garden, downstairs WC, side storage/utility, two double bedrooms and recently refitted modern style shower room, dual aspect lounge diner and kitchen. This home is ideal for anyone looking to get on the property ladder as a first time buyer, downsizers and investors will also benefit. Located within 0.1 mile form local shops and amenities and transport links. Call Green and Company to arrange your viewing.

Entered via gated block paved driveway and into renovated porch with modern flooring and metro style brick wall tiles, with door to:-

HALL With stairs to first floor with understairs cloak cupboard, door to lounge and door to kitchen and radiator.

LOUNGE DINER 22' 4" x 11' 6" max 8' 11" min (6.81m x 3.51m max 2.72m min) Benefitting from dual aspect with window to front, blind, patio door to rear, brick fireplace with marble hearth and radiator.

KITCHEN 9' 8" x 8' 4" (2.95m x 2.54m) With tiled flooring, wood effect units, three way spotlights, window to rear, tiled splashback, sink, space for fridge freezer, washing machine and door to side.

SIDE STORAGE 12' 10" x 4' 7" (3.91m x 1.4m) With laminate flooring, radiator, door to front, door to rear and WC.

WC Benefits from laminate flooring, wash basin, half wood panelling.

FIRST FLOOR LANDING With window on landing, airing cupboard and doors to bedrooms one, two and shower room.

BEDROOM ONE 14' 8" x 9' 10" (4.47m x 3m) Being a double room with window to front, blind, radiator and built in wardrobe.

BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m) Situated at rear with window, blind and radiator.

SHOWER ROOM Has recently been refitted with walk in shower tray, shower screen, back to wall vanity furniture with sink and WC, electric shower, laminate panels in shower and fully tiled walls, heated towel rail and vinyl flooring.

OUTSIDE Garden benefits from block paved patio and pathway to side mature trees and shrubs, lawn area, offering potential.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available for likely for EE, Three, Limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download



speed 14Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 64Mbps.
 Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps.
 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.

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. 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

