

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

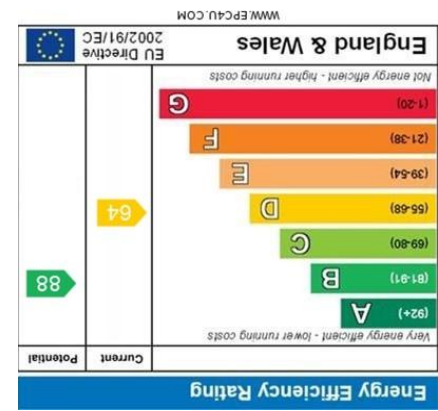


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Great Barr | 0121 241 4441



- SOUGHT AFTER LOCATION
- REAR PARKING
- FRONT GARDEN
- THREE BEDROOMS
- FITTED WARDROBES TO BEDROOM ONE
- WARDROBES TO BEDROOM TWO

Chipperfield Road, Castle Bromwich, Birmingham, B36 8BL

Offers over £220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Fabulous opportunity to acquire this three bedroom semi detached home situated on the ever popular Chipperfield Road, offering potential for the ideal buyer. Whether you are a first time buyer or someone looking to downsize don't miss out. Benefitting from private parking behind the property via shared access, two reception rooms, kitchen, three bedrooms, bathroom and rear garden with store currently being used as utility. Sought after location with links to local shops, amenities and transport links. Call Green and Company now to arrange your viewing.

Situated behind fenced boundaries and evergreen tree with shrubbery and lawn.

HALLWAY With laminate flooring, under stairs storage, window to side, radiator and doors to lounge, dining and kitchen.

LOUNGE 13' 5" x 10' 1" (4.09m x 3.07m) With bay window to front, marble surround and hearth to gas fire, radiator.

DINING 12' 6" x 9' 11" (3.81m x 3.02m) Offering laminate flooring, radiator, box window to rear with blind.

KITCHEN 6' 9" x 5' 8" (2.06m x 1.73m) Benefitting from quarry tiles, window to side, selection of units and worktop, inset bowl, space for cooker, metro style wall tiling, rear door to garden and store cupboard currently used as utility area.

FIRST FLOOR Window to side and doors to bedroom one, two, three and bathroom.

BEDROOM ONE 13' 7" x 9' 2" (4.14m x 2.79m) Bay window to front, radiator, laminate flooring, spotlighting, fitted wardrobes.

BEDROOM TWO 12' 9" x 10' 1" (3.89m x 3.07m) With box window to rear, blinds, laminate flooring, spotlighting, wardrobes.

BEDROOM THREE 6' 7" x 5' 8" (2.01m x 1.73m) Window to front, bi-fold door, laminate flooring.

BATHROOM With window to rear, corner bath, shower over, roller blind, laminate flooring, w.c, wash basin and tiled walls.

REAR GARDEN Set over three levels with patio area with brick wall raising to lawn area and steps up to gravel parking area for multiple vehicles.

Council Tax Band B – Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.

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 220Mbps.

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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