

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

Total area approx. 154.5 sq. metres (1666.6 sq. feet)  
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 This produced using TruPlan.



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



- SPACIOUS THREE BEDROOM SEMI DETACHED
- LOFT ROOM WITH VELUX WINDOWS
- CONSERVATORY
- TWO RECEPTION ROOMS
- UTILITY ROOM



Sandhurst Avenue, Hodge Hill, Birmingham, B36 8EL

Offers In Excess Of  
 £360,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Do not miss out on this wonderful spacious three bedroom semi detached home which is well presented and situated in one of the most desirable locations in Hodge Hill. Benefitting from two spacious reception rooms, kitchen, utility, conservatory, generous hallway, three bedrooms and bathroom to first floor and useful loft room with velux windows. Garden is well tended with mature trees and plants, pond and additional seating areas. Fabulous family home which wont be around long so call now to Green and Company to arrange your viewing.

Approached via block paved driveway with ample parking for multiple vehicles, entering into porchway with door into:-

**HALL** Which is of a spacious nature with cloaks cupboard, doors to lounge, reception two and kitchen, radiator and feature chandelier.

**RECEPTION ONE** 16' 9" into bay x 11' (5.11m x 3.35m) With bay window to front, blinds, radiator, feature fireplace with original style tiled border complimented with wooden surround.

**RECEPTION TWO** 14' 3" x 11' (4.34m x 3.35m) Offering french doors to conservatory, feature fireplace with electric fire, feature lighting, radiator.

**KITCHEN** 10' 11" x 7' 3" (3.33m x 2.21m) Benefitting tiled floor, tiled splashback, electric hob and integrated oven, integrated fridge, pantry, window to rear with blinds, selection of wall and base units with contrasting worktop, door to:-

**UTILITY** 14' 8" x 5' 11" (4.47m x 1.8m) With door to rear, sink and worktop, plumbing for washing machine, door into garage.

**CONSERVATORY** 10' 9" x 9' 10" (3.28m x 3m) Benefitting from brick base, radiator, vinyl flooring and french doors onto garden.

**FIRST FLOOR** Via stairs with doors to bedrooms, bathroom and WC.

**BEDROOM ONE** 16' 9" x 11' (5.11m x 3.35m) With bay window to front, blinds, feature fireplace, radiator and lighting.

**BEDROOM TWO** 14' 5" x 11' 7" (4.39m x 3.53m) With window to rear, blinds, radiator.

**BEDROOM THREE** 9' 10" x 7' 2" (3m x 2.18m) With window to front, blinds, radiator and door to loft room.

**BATHROOM** Is a generous size offering bath with shower attachment, sink, shower cubicle with mixer shower and fully tiled walls, vinyl flooring, radiator, window to rear and complimentary tiling around walls.

**WC** Is separate and offers corner sink, WC and window to side with radiator.

**SECOND FLOOR LOFT ROOM** Accessed via bedroom three.

**LOFT ROOM** 15' 2" x 10' 11" (4.62m x 3.33m) With one velux to ceiling and one fire exit velux to side, also offering two storage cupboards into the eaves.

**GARAGE** 14' 1" x 6' (4.29m x 1.83m) With double doors to front useful coal store inside garage for additional storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is well tended and looked after with patio area leading down to lawned ground



with pond, surrounded by mature and established trees and shrubbery with additional seating area to rear of garden.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

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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