

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.

Energy Efficiency Rating	
Current	Potential
71	86
England & Wales EU Directive 2002/91/EC WW.EPC.U.COM Very energy efficient - lower running costs A (92+)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20) Not energy efficient - higher running costs	

Castle Bromwich | 0121 241 1100



- FOUR BEDROOM END TERRACE
- EXPANSIVE GARDEN
- AMPLE OFF ROAD PARKING
- TWO SPACIOUS RECEPTION ROOMS
- TWO GARAGES
- UTILITY



Nearmoor Road, Shard End, Birmingham, B34 7QE

£260,000





## Property Description

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

What a fantastic spacious four bedroom end terrace situated in one of the most sought after roads in Shard End. Offering fabulous potential and comes equipped with two reception rooms, utility, downstairs wc, four bedrooms, two garages and a very generous sized rear garden, not to mention the driveway suitable for numerous vehicles. If you are looking to that next step on the property ladder or are a growing family and looking for more space this home is for you. Located next to open greenery to the fore and side and within reach of primary schools and local shops and amenities including transport links. Call Green and Company now to arrange your viewing, do not miss out.

Approached via ample driveway with off road parking for numerous vehicles, having lawn to fore and porchway with laminate flooring and shelving, leading into:-

**HALL** Which is of a generous nature giving the element of space and benefitting laminate flooring, radiator, stairs to first floor and doors to lounge and reception room.

**LOUNGE** 20' 8" max 17' 7" min x 11' 5" (6.3m x 3.48m) With bay window to side, laminate flooring, radiator, three way spotlight and useful store cupboard.

**RECEPTION ROOM** 11' 510" x 11' (16.31m x 3.35m) With windows to front and side offering natural light, laminate flooring, radiator.

**KITCHEN** 15' x 9' 2" (4.57m x 2.79m) With a selection of modern style units and worktop, tiled flooring, splash back tiled walls, window to rear, pantry, gas hob, integrated oven, breakfast bar area, door to:-

**INNER HALLWAY WITH UTILITY AND WC**

**WC** Having window to side, corner sink, wc, tiled flooring and tiled walls.

**UTILITY ROOM** 16' 3" x 5' 1" (4.95m x 1.55m) With worktop and plumbing for washing machine, door to garden and window to side and rear, further door to side driveway

**FIRST FLOOR** With doors to bedrooms, bathroom and three airing cupboards.

**BEDROOM ONE** 11' 6" x 10' 3" (3.51m x 3.12m) Built-in wardrobe, window to side and radiator.

**BEDROOM TWO** 10' 11" x 9' 6" (3.33m x 2.9m) Built-in wardrobe, window to side and front, radiator.

**BEDROOM THREE** 11' 6" x 9' 5" (3.51m x 2.87m) Built-in wardrobe, window to side and rear, radiator.

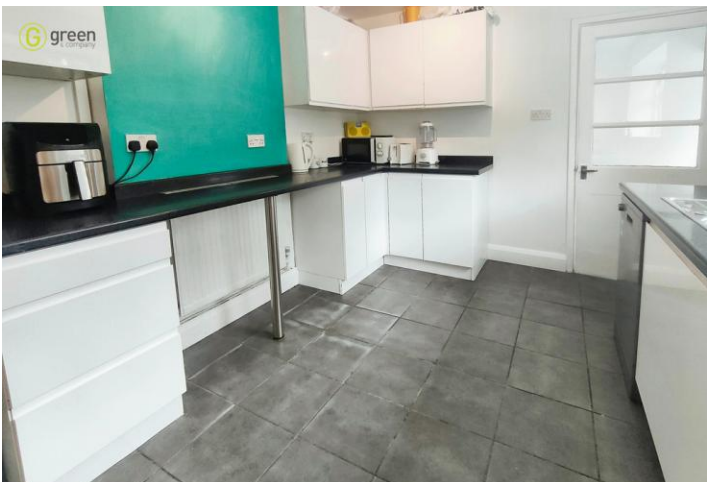
**BEDROOM FOUR** 8' 3" x 8' 1" (2.51m x 2.46m) Window to front and radiator.

**BATHROOM** Benefits from laminate flooring, heated towel rail, window to rear, back to wall wc and vanity sink, bath with electric shower and shower screen.

**TWO GARAGE** Unmeasured

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** Expansive Garden with Patio Area nearest the home and generous lawn area with fenced boundaries and selection of trees and shrubs. This offers an abundance of potential, it needs to be seen to be appreciated.



Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

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

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