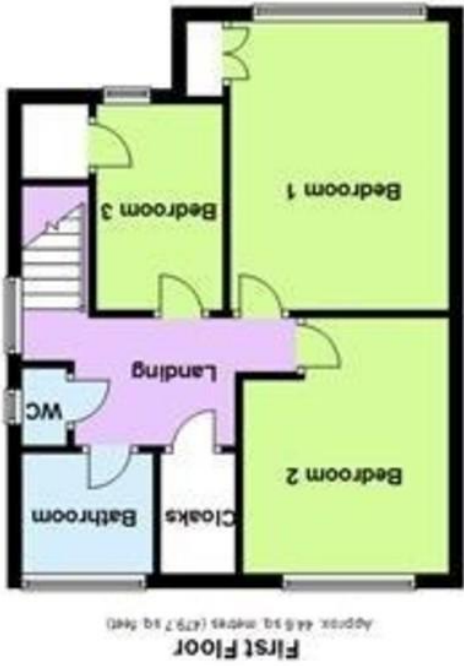


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Planit  
 Total area: approx. 119.0 sq. metres (1280.9 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 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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- DETACHED THREE BEDROOM HOME
- AMPLE OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- DOWNSTAIRS WET ROOM
- CONSERVATORY
- TWO RECEPTION ROOMS

Darley Avenue, Hodge Hill, Birmingham, B34 6JB

£325,000



## Property Description

Fantastic three bedroom detached home situated in this ever popular location and comes with an abundance of potential. From a driveway suitable for numerous vehicles, low maintenance rear garden, two reception rooms, three bedrooms, downstairs wet room, garage, conservatory. This really does offer fabulous family living. Located by transport links and local shops and amenities. Do not miss out on this home, it won't be around long, Call Green and Company to arrange your viewing.

**HALL** Benefits from Quarry tile flooring, stairway to first floor, radiator and doors to lounge, dining room, cloakroom and kitchen.

**LOUNGE** 13' 7" x 11' 10" (4.14m x 3.61m) Benefitting laminate flooring, window to front and side, shutter blinds, ceiling fan, open fire, radiator.

**DINING ROOM** 12' 3" x 9' 11" (3.73m x 3.02m) Is currently being used as a bedroom and benefits from laminate flooring, ceiling fan, french doors to garden, folding doors to conservatory, radiator and shutter blinds.

**KITCHEN** 9' 3" x 8' 8" (2.82m x 2.64m) Having window to rear with shutter blinds, wood effect worktop and units, four way spotlight, mosaic border, parquet flooring, door to inner hallway leading to garage and wet room.

**CONSERVATORY** 9' 6" x 8' 9" (2.9m x 2.67m) With roof blind and window blinds, electric heater.

**WET ROOM** Benefits from vinyl flooring, wall tiles, WC, sink, electric shower, window to rear.

**GARAGE** 16' 4" x 11' (4.98m x 3.35m) Accessed from kitchen and inner hall having lighting and remote garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** With window on landing, doors to bedrooms one, two, three, bathroom, WC and cloaks cupboard.

**BEDROOM ONE** 13' 6" x 10' 2" (4.11m x 3.1m) Having laminate flooring, radiator, window to front with shutter blinds, ceiling fan and built in wardrobe.

**BEDROOM TWO** 11' 11" x 9' 10" max 6' 9" min (3.63m x 3m max 2.06m min) With laminate flooring, window to rear with shutter blinds, radiator.

**BEDROOM THREE** 9' 6" x 6' 1" (2.9m x 1.85m) With laminate flooring, window to front with shutter blind, ceiling fan, radiator, boiler cupboard.

**BATHROOM** Having laminate flooring, window to rear with shutter blinds, vanity unit, electric shower, bath, radiator and laminate panelling.

**WC** With window to side, laminated panelling, laminate flooring.

**CLOAK CUPBOARD** Having rail for clothing and papered to look like a library.

**GARDEN** Is low maintenance with patio area, fenced boundaries and generous artificial sized lawn.

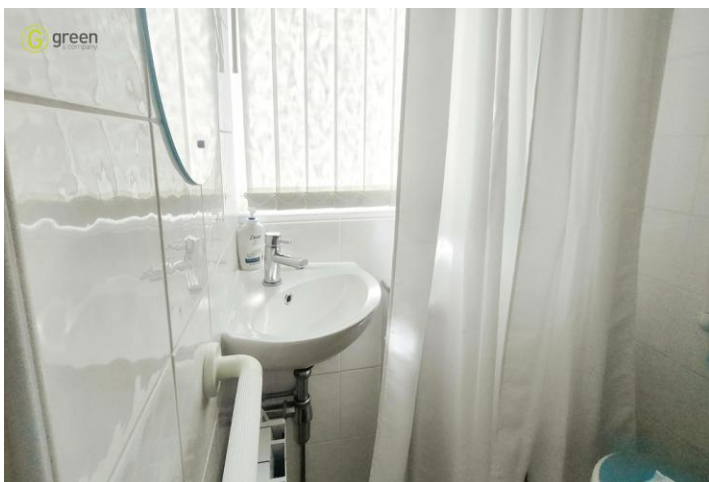


Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for Three, O2, Vodafone, limited for EE and data available likely for Three, O2, Vodafone, limited for EE  
 Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.  
 Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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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**WANT TO SELL YOUR OWN PROPERTY?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

