

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

Total area: approx. 104.0 sq. metres (1119.3 sq. feet)
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 Plan produced using Funkle.



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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZED

Doncaster Way, Bromford, Birmingham, B36 8UD

Asking Price Of £210,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL This semi-detached property available for sale is perfect for families or couples who are looking for a project and have a vision to transform it into their dream home. The property does require modernising, presenting an excellent opportunity for you to add your own personal touch. The property features three good-sized bedrooms, providing ample living space for you and your family. There's also a single shower room designed to cater to your basic needs. Downstairs, the house boasts one reception room. It's a generous space that can be utilised for various purposes. One of the unique features of this property is the garage. It provides secure parking or can even be used for additional storage. For those with multiple vehicles, there's additional parking available. The property also comes with its own garden, a private outdoor space where you can enjoy some fresh air, plant a small garden or create an outdoor entertainment area. The location of the property is highly convenient. It is well connected with public transport links, making daily commuting easier. Additionally, local amenities are within easy reach, ensuring essential shops and services are just a short walk or drive away. Invest in this property and mould it into your dream home. It's an opportunity not to be missed.

PORCH 7' 0" x 3' 6" (2.134m x 1.090m) Having a door which leads to the hallway.

HALLWAY 21' 11" x 4' 0" (6.700m x 1.229m) Having stairs to the first floor landing, cupboard and a door to the lounge.

LOUNGE/DINER 27' 6" x 12' 5" (8.398m x 3.799m) Having a double glazed window to the front, patio doors to the rear garden and a door to the kitchen.

KITCHEN 9' 11" x 7' 1" (3.045m x 2.181m) Having wall, draw and base units, roll top work surfaces, splash back tiling, sink and drainer unit, integral gas hobs and electric oven, double glazed window to the rear, door to the rear, door to the pantry and door to the cupboard housing the warm air heating unit.

FIRST FLOOR LANDING 9' 11" x 5' 5" (3.039m x 1.676m) Having a double glazed window to the side, loft access, airing cupboard, doors to all bedrooms and the shower room.

BEDROOM ONE 13' 1" x 8' 9" (4.240m x 2.680m) Having a double glazed window to the front.

BEDROOM TWO 11' 11" x 9' 5" (3.651m x 2.875m) Having a double glazed window to the rear.

BEDROOM THREE 9' 11" x 6' 3" (3.038m x 1.914m) Having a cupboard over the stairs and a double glazed window to the front.

SHOWER ROOM 7' 0" x 5' 4" (2.153m x 1.642m) Having a walk in shower, splash back tiling, hand wash basin with storage cupboards, towel rail, low level WC and two double glazed obscure windows to the rear.

REAR GARDEN Being mainly laid to lawn, fenced boundaries, side access to the front and access to the garage.

GARAGE 20' 3" x 7' 4" (6.181m x 2.253m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FRONT OF THE PROPERTY Having a front garden and a drive way.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - 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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