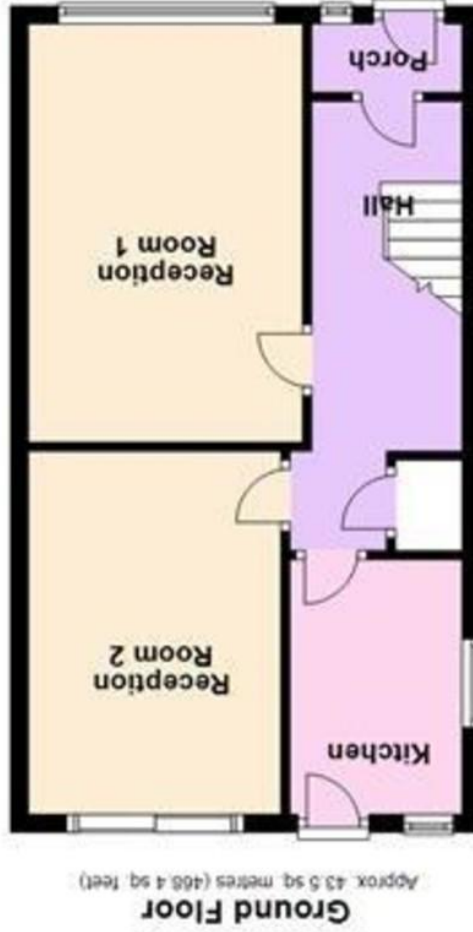
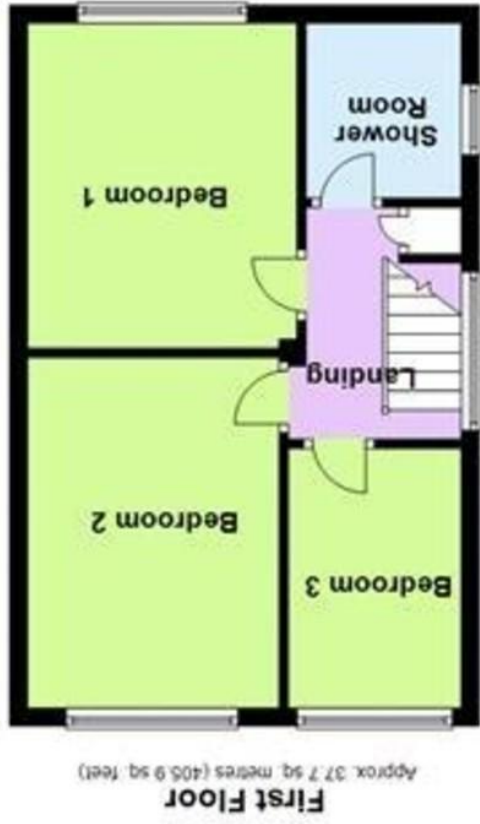


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 81.2 sq. metres (874.3 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp



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



- IDEAL FIRST TIME BUYER HOME
- IN NEED OF SOME MODERNISATION
- CLEAN AND TIDY
- LOW MAINTENANCE FRONT GARDEN
- WELL MAINTAINED REAR GARDEN

Denise Drive, Kingshurst, Birmingham, B37 6NN

£190,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this three bedroom semi detached family home. The property is in need of some cosmetic modernisation but would make someone very happy where families can grow together. Comprising lounge, dining room, kitchen, three bedrooms, bathroom, well maintained rear garden. - DO NOT MISS OUT ON THIS GREAT OPPORTUNITY. Call Green and Company now to arrange your viewing.

Access via paved low maintenance front garden area and entering:-

PORCH With door to:-

HALL With stairs to first floor, gas heater, window to side, understairs storage, doors to lounge, dining and kitchen.

RECEPTION ONE 15' 5" x 10' 1" (4.7m x 3.07m) With window to front, blinds, gas fire with surround and hearth.

RECEPTION TWO 13' 6" x 9' 4" (4.11m x 2.84m) Patio door to rear, blinds, wood panelling around patio door, electric fire and surround.

KITCHEN 9' 6" x 6' 3" (2.9m x 1.91m) Nice and tidy kitchen with a selection of wall and base units, window to side, window to rear, door to garden, blinds, plumbing for washing machine, oven, electric hob, extractor, laminate flooring.

LANDING With doors to bedrooms, bathroom and airing cupboard with boiler (refitted 2 years ago) and window to side.

BEDROOM ONE 12' x 10' 1" (3.66m x 3.07m) Window to front, blinds.

BEDROOM TWO 12' 11" x 9' 4" (3.94m x 2.84m) Window to rear.

BEDROOM THREE 9' 8" x 6' 4" (2.95m x 1.93m) Window to Rear

BATHROOM Comprising quadrant shower cubicle, electric shower, WC, vanity wash basin, window to side, blinds, laminate flooring.

GARDEN Is well maintained with paved patio area, pathway bordered with lawn.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for EE, Three, limited for O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.
 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 100Mbps.
 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100