

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 Conveyor.

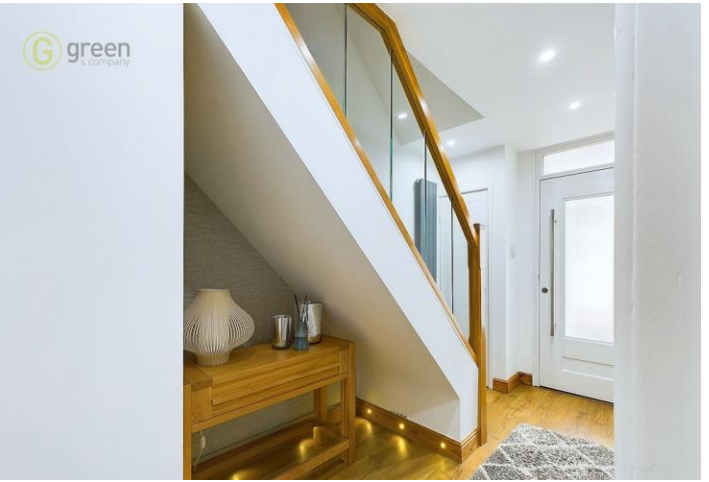
Castle Bromwich | 0121 241 1100



- WOW FACTOR
- HIGH SPECIFICATION HOME
- DOUBLE GARAGE
- LANDSCAPED GARDEN
- LOFT ROOM USED AS BEDROOM
- GRANITE WORKTOPS

Nearmoor Road, Shard End, Birmingham, B34 7QD

£260,000



Property Description

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

What a fantastic spacious two / three bedroom terraced home which can only be described as having the WOW FACTOR and is situated on one of the most sought after roads in Shard End. Offering high specification living and comes equipped with one reception room, open plan kitchen with granite worktops and family area with roof lantern and bi-fold doors, utility, two double bedrooms, loft room being used as third bedroom, double garages and a very generous sized landscaped 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, leading into:-

HALL Which starts off as stunning as the rest of the home, Quick Step laminate flooring, oak and glass stairs with lighting on each step and skirting, feature radiator, spotlights, doors to lounge and kitchen family room.

LOUNGE 11' 5" x 13' 2" (3.48m x 4.01m) With bay window to front with shutters, Quick Step laminate flooring, radiator, granite fire surround and gas feature fire.

KITCHEN 14' 2" x 17' 7" (4.32m x 5.36m) Is of a high specification with a selection of Magnet modern style units and granite worktop, Quick Step laminate flooring, spotlighting, integrated oven with hide and slide door, integrated fridge freezer, integrated dishwasher, induction hob, extractor, inset bowl, granite windowsill, feature radiator, door to side utility and open to:-

FAMILY LIVING SPACE With bi-fold doors onto garden, blinds, feature radiator, Quick Step laminate flooring and roof lantern.

Side access leading to utility area with plumbing for washing machine, door to front of property.

FIRST FLOOR Benefits from doors to bedrooms two, three, bathroom and stairs.

BEDROOM TWO 12' 8" x 9' 11" (3.86m x 3.02m) Situated to the front of the property with two windows, blinds, fitted wardrobes, radiator and single built-in cupboard.

BEDROOM THREE 9' 9" x 8' 8" (2.97m x 2.64m) Situated to rear of the property with window and blinds, laminate flooring, fitted wardrobe and radiator.

BATHROOM 9' 2" x 5' 5" (2.79m x 1.65m) Is as WOW as the rest as the home with a modern feel to it and separate shower cubicle, having tiled floor and feature wall, feature radiator, bath, wc, vanity unit and basin, shower cubicle with mixer shower, spotlighting, sensor mirror and two windows to rear with blinds.

Stairs to second floor with landing having window to rear with blinds and door to.

LOFT ROOM 13' 3" x 12' 8" (4.04m x 3.86m) Currently being used as a bedroom having window to rear with blinds, radiator, laminate flooring and storage cupboard in the eaves.

DOUBLE GARAGE 15' 4" x 16' 0" (4.67m x 4.88m) Is situated at the rear of the garden with pedestrian door and up and over door, having light and electric points.

GARDEN Is well landscaped and offers an expansive space, porcelain slate patio area raising up to gravelled area with porcelain pathway, circular lawned features - you definitely do not

want to miss this one!

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 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 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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