

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



LEGAL READY

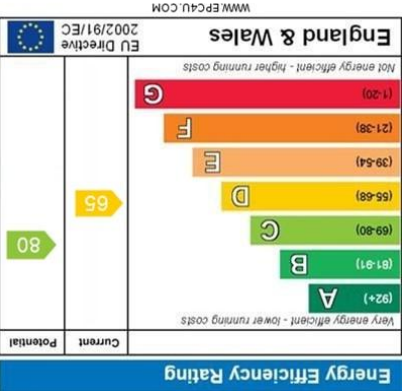
"How does this help me?"

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.

Please feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED
- BLOCK PAVED DRIVEWAY
- UTILITY
- FEATURE FIREPLACE
- MODERN BATHROOM
- GENEROUS REAR GARDEN

School Lane, Buckland End, Birmingham, B34 6SH | Offers Over £200,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Are you a first time buyer looking for a well presented home or a growing family looking for that next step. If the answer is yes then this home is for you!! From the generous block paved driveway suitable for multiple vehicles, welcoming hallway and modern style kitchen and spacious lounge dining room, the downstairs also benefits from utility area and store room, moving up to the first floor you have two bedrooms and a family bathroom. Situated 0.1 mile from The Green and 0.6 mile from local shops and amenities. Call Green and company to arrange your viewing, DO NOT MISS OUT!

Block paved driveway entering front door to hall.

HALL With laminate wood effect coloring, radiator, doors to kitchen, lounge and stairs to first floor.

LOUNGE 22' 7" x 9' 5" (6.88m x 2.87m) Benefiting laminate flooring, window to front, French doors to rear, radiator and amazing feature fireplace.

KITCHEN 10' 4" x 7' 7" (3.15m x 2.31m) Having wood effect flooring, gas hob, oven, extractor, window to rear, modern units spotlights, door to side store.

UTILITY 13' 1" x 4' 7" (3.99m x 1.4m) Tiled flooring, door to front and rear, store room, worktops, plumbing for washing machine and spotlights.

LANDING With window to side.

BEDROOM ONE 10' 3" x 14' 4" (3.12m x 4.37m) Benefits from two windows to front, radiator and single wardrobe cupboard.

BEDROOM TWO 11' 9" x 9' 11" (3.58m x 3.02m) Having window to rear, radiator.

BATHROOM 5' 5" x 7' 4" (1.65m x 2.24m) Modern tiling to walls, bath, shower, BTW vanity sink and wc, window to rear and side and radiator.

GARDEN Generous size with patio area, lawn and fenced boundaries.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 78 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 - No information available

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