

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



**LEGAL READY**

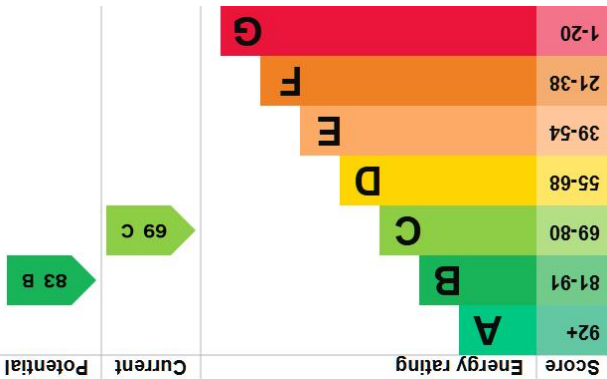
"How does this help me?"

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 Conveyer.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED SEMI DETACHED HOME
- AMAZING REAR GARDEN
- OAK DOORS
- EATURE FIREPLACE
- SNUG/OFFICE
- THREE BEDROOMS

Drummond Way, Chelmsley Wood , Birmingham, B37 7RT

Offers Over £260,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Are you looking for a wonderfully presented spacious three bedroom semi detached home with expansive rear Garden, the home has a luxury feel about it from the moment you walk in, spacious lounge leading to dining area with oak doors to kitchen and snug/office room. The kitchen is a generous family room with breakfast bar and pantry cupboard. Three bedrooms, shower room and airing cupboard all with oak doors adorn the first floor of this fabulous home. The potential is endless in the rear garden with the size of it!! You really don't want to miss out on this one. Call Green and Company to arrange your viewing.

PORCH Off driveway into:-

LOUNGE 15' 10" x 14' 2" (4.83m x 4.32m) Accessed via oak front door with wooden staircase to first floor, oak door to snug/office, bay window to front with blinds, electric feature fire with ornate backing, granite hearth and wooden surround, wall lights, radiator, archway leading to:-

DINING AREA 7' 10" x 12' 6" (2.39m x 3.81m) With patio door to rear with blinds, wall lights, radiator and oak door to kitchen.

KITCHEN 7' 9" x 15' 0" (2.36m x 4.57m) Plus 7' 7" x 9' 11" (2.31m x 3.02m) Is a spacious area with LVT flooring, door to rear, spotlights, breakfast bar, feature radiator, pantry cupboard, selection of wall and base units, wood effect worktop, mosaic feature wall, space for range cooker, window to rear with blinds, french doors to snug.

SNUG/OFFICE 7' 2" x 15' 2" (2.18m x 4.62m) Has been converted from garage and has laminate flooring, radiator, window to front with blinds.

FIRST FLOOR

LANDING With window to side, airing cupboard with oak door and doors to bedrooms and bathroom.

BEDROOM ONE 14' 0" x 8' 6" (4.27m x 2.60m) Through oak door and situated at front of home with window, blinds, fitted wardrobe and radiator.

BEDROOM TWO 7' 8" x 10' 2" (2.34m x 3.12m) Through oak door with window to rear with blinds, radiator and laminate flooring.

BEDROOM THREE 6' 9" x 10' 2" (2.06m x 3.1m) Through oak door with window to front with blinds, radiator, laminate flooring and single wardrobe.

BATHROOM Is accessed through oak door and has a modern feel with vinyl flooring, double shower tray with mixer shower, quartz laminate wall covering, back to wall WC, vanity unit, heated towel rail, spotlights and window to rear.

REAR GARDEN Is an expansive space with patio area, dwarf wall leading to generous lawn area to picket fence at rear and an additional lawn space behind with shed.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 71Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available

upload speed 220Mbps.

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