

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



LEGAL READY

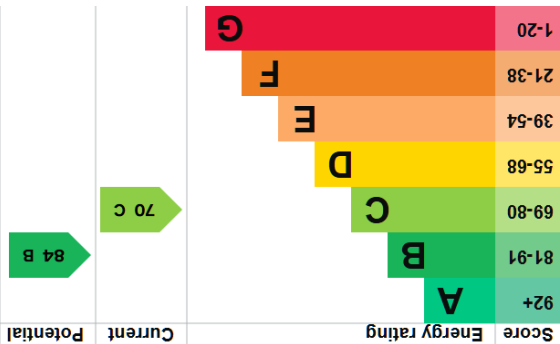
"How does this help me?"

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 Conveyancer.



Castle Bromwich | 0121 241 1100

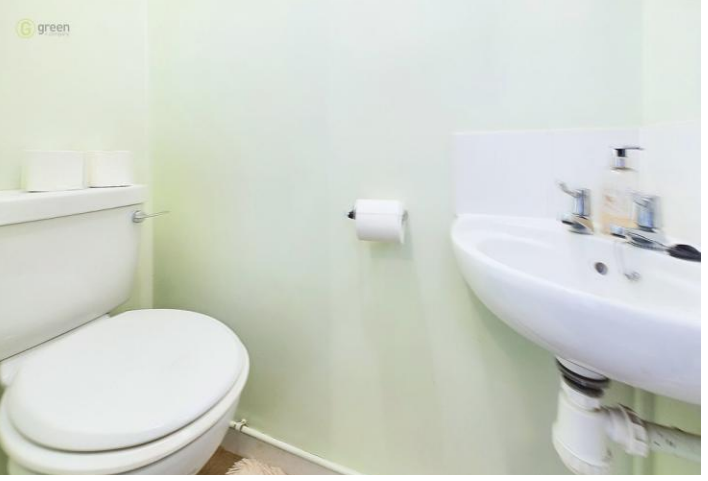


- THREE BEDROOM SEMI DETACHED
- RENOVATION PROJECT
- SPACIOUS HOME
- DOWNSTAIRS WC
- LAUNDRY ROOM
- THREE DOUBLE BEDROOMS

Hemlingford Road, Kingshurst, B37 6DH

Offers over £210,000





## Property Description

What great potential this three bedroom semi detached offers the ideal buyer, whether you are a first time buyer or investor this is a wonderful opportunity. This is a spacious home and benefits from generous shared drive, front lawn with pedestrian gate, wooden garage, three double bedrooms, wet room, spacious lounge diner, kitchen, laundry room and downstairs w.c. Located within 0.5 mile of local shops, amenities and transport links. Do not miss out on the fantastic home. Call Green and Company to arrange your viewing.

HALL With radiator, door to kitchen, lounge.

LOUNGE 11' 9" x 21' (3.58m x 6.4m) Benefitting French doors to rear, bay window to front, gas fire and marble surround, two radiators.

KITCHEN 8' 10" x 16' 3" (2.69m x 4.95m) With vinyl flooring, selection of wall and base units, cooker, metro style tiles, radiator and door to garden.

LAUNDRY ROOM 4' 8" x 8' 7" (1.42m x 2.62m) With window to side, vinyl flooring, wardrobe and shelving and door to:-

WC 4' 7" x 2' 2" (1.4m x 0.66m) With wc, corner sink.

FIRST FLOOR LANDING With doors to bedrooms one, two, three, wet room and wc.

BEDROOM ONE 10' 1" x 13' 11" (3.07m x 4.24m) Benefitting window to front, radiator, built-in wardrobe, double wardrobe.

BEDROOM TWO 7' 10" x 12' 5" (2.39m x 3.78m) Benefitting window to front, radiator, over stairs storage.

BEDROOM THREE 9' 11" x 6' 9" (3.02m x 2.06m) Benefitting window to rear.

WET ROOM 4' 11" x 6' 0" (1.5m x 1.83m) Situated to rear with window, vinyl anti slip flooring, tiled walls, sink, electric shower, blinds to window, boiler cupboard.

WC 5' 7" x 2' 7" (1.7m x 0.79m) Window to rear.

GARAGE Wooden build with double doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Spacious area and offers patio, lawn, pathway, centre feature, shed and greenhouse.

Council Tax Band B - Solihull

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest

available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100