

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

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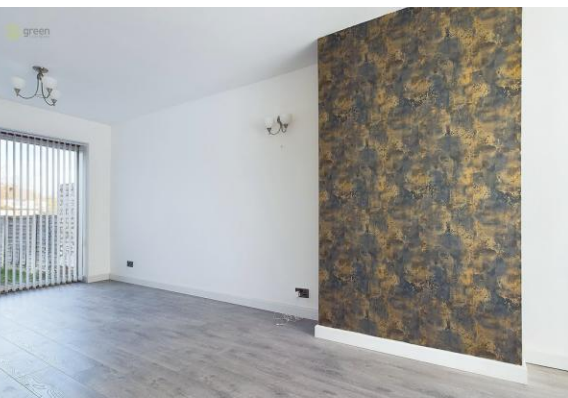
* Please note that on occasion the EPC may not be available due to reasons beyond our control; the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

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.



green
& company



- RENOVATION SEMI DETACHED
- TWO DOUBLE BEDROOM
- NEW BOILER
- EXPANSIVE GARDEN
- GARAGE
- UTILITY AREA



Thistledown Road, Birmingham, B34 7EF

£230,000



Property Description

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

Wonderful renovated two bedroom semi detached home, ideal for first time buyers or investors looking to increase their portfolio. Totally re-plastered, new flooring, new kitchen, new shower room and toilet. New boiler also fitted making this a perfect purchase if you're looking to move home. Spacious lounge, refitted kitchen, utility area, downstairs wc, garage, porch, two double bedrooms and refitted shower room, topping this lovely home off is the extensive rear garden. Located less than 0.1 mile from local shops, amenities and transport links. YOU DO NOT WANT TO MISS THIS ONE, Call Green and Company to arrange your viewing.

Off road parking with a spacious driveway and entrance to porch and door to:-

HALLWAY Radiator, laminate flooring, utilities cupboard, stairs to first floor and doors to lounge and kitchen.

LOUNGE Is renovated with laminate flooring, wall lights, patio doors to rear, window to front, both with blinds, radiator and feature chimney breast.

KITCHEN refitted (still having protective wrapper on) with a selection of wall and base units, marble effect worktop, new boiler, laminate flooring, window to rear with blinds, cooker, pantry cupboard and door to:-

UTILITY With vinyl wood effect flooring, radiator, door to garage, door to rear and door into:-

WC which is a generous room with wc, corner sink and vinyl wood effect flooring.

FIRST FLOOR LANDING Doors to bedrooms one, two, shower room, wc and airing cupboard, also benefiting window to side.

BEDROOM ONE spacious room with two windows to front having blinds, laminate flooring, radiator and over stairs storage space.

BEDROOM TWO double room with window to rear, blinds, radiator.

SHOWER ROOM refitted with double shower tray, mixer shower, heated towel rail, marble effect laminated wall covering, wood effect vinyl flooring, sink and window to rear.

WC separate and has wc with sink fitted to top of wc, window to side and radiator.

GARAGE benefits from roller shutter door, electric points and radiator. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN an expansive space with patio area and generous lawn with fenced boundaries.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage - voice likely available for Three, O2 and Vodafone, limited for EE and data likely available for Three and Vodafone, limited for EE and O2.

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 74 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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