

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



LEGAL READY

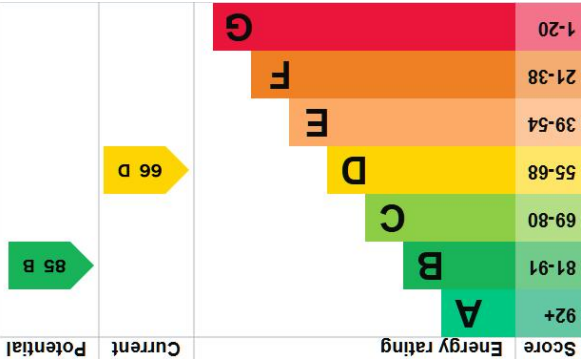
"How does this help me?"

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.

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



Castle Bromwich | 0121 241 1100

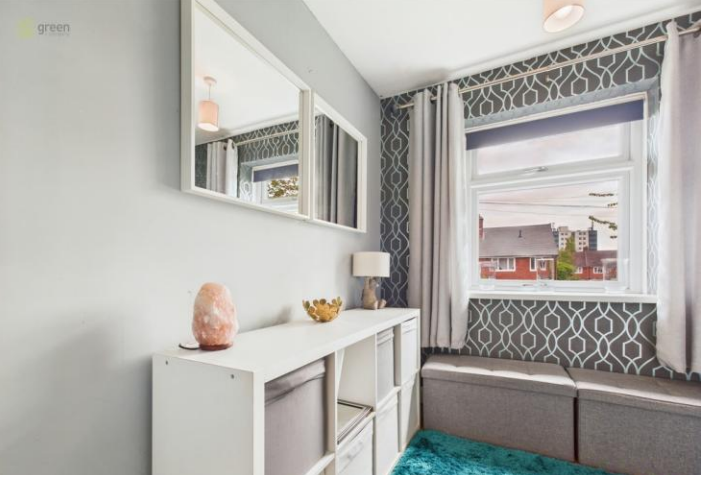


- WELL PRESENTED THREE BEDROOM HOME
- LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING
- MEDIA WALL TO LOUNGE
- BREAKFAST KITCHEN WITH RANGE STYLE COOKER



Gorsefield Road, Shard End , Birmingham, B34 7AN

Offers Over £240,000



Property Description

Wow are you looking for a very well presented three bedroom mid terrace home in the sought after Gorsefield Road. Well if so this is definitely one for you! It really does offer everything you could need with off road parking, beautiful décor throughout, range cooker to kitchen, media wall in lounge, wonderful shower room, expansive landscaped rear garden with three decked seating areas and downstairs WC with utility. Located within 0.1 mile of local shops, amenities and transport links. This is one home that will not be around long so don't delay call Green and Company to arrange your viewing.

Approached via off road parking with tarmac bordered with block paving, with well maintained lawn incorporating trees and shrubbery with door to:-

HALL With laminate flooring, radiator, utilities cupboard, door to lounge, opening to kitchen and stairs to first floor.

LOUNGE Is very welcoming with media wall, laminate flooring, window to front, blinds, radiator, wall lighting and feature paper, opening to:-

DINING ROOM With laminate flooring, radiator, French doors to garden, blinds and cottage style door to:-

KITCHEN Benefiting from range cooker, breakfast bar with seating, spotlights, laminate flooring, handleless units and wood effect worktops, metro style tiles, under stairs storage, rear window, door to:-

INNER HALL With utility area and door to wc and storage.

WC Benefits from BTW wc, wall light and side window.

FIRST FLOOR Is accessed via stairs which benefits from stainless steel bannister top and stainless steel spindles, doors to bedrooms and shower room.

BEDROOM ONE Situated to front of the property with laminate flooring, window to front, blinds, feature radiator, built-in wardrobe, feature headboard with electric sockets and light switches.

BEDROOM TWO Situated to rear of property with fitted wardrobes, laminate flooring, window to rear, blinds, pendant lighting.

BEDROOM THREE Situated to front of home with window to front, blinds, single wardrobe, laminate.

SHOWER ROOM Is finished to a high standard, with slate effect wall tiles, quadrant shower cubicle, mixer shower, separate wc and wash Basin, feature radiator, spotlighting, window to rear.

REAR GARDEN Is an amazing space with paved patio area with decked seating area, leading onto well maintained lawn with flower beds, leading down to additional decked seating space with pergola, pergola flowerbeds and additional decked seating space to rear of garden, also benefits from two garden sheds.

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 14 Mbps. Highest available upload speed 1 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100