

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



LEGAL READY

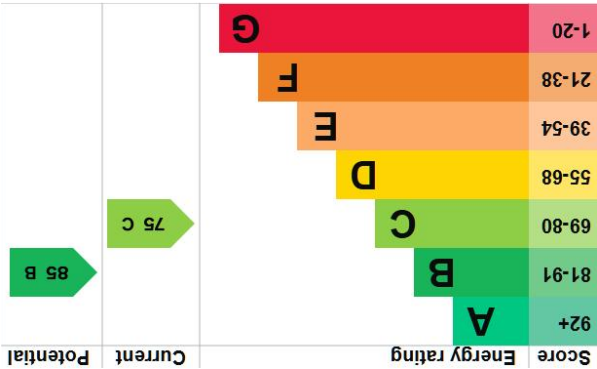
"How does this help me?"

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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- WONDERFULLY PRESENTED
- EXTENDED LOUNGE
- OPEN PLAN DOWNSTAIRS WITH LVT FLOORING
- LANDSCAPED REAR GARDEN
- MASTER BEDROOM WITH ENSUITE

Wavers Marston, Marston Green, Birmingham, B37 7GS

Offers Over £375,000



Property Description

WOW are you looking for an amazing town house which offers wonderful family living. This home has been renovated to a high standard with open plan living to the ground floor, master bedroom with en suite with three further double bedrooms. The rear garden has been landscaped again to a high standard allowing for you to enjoy the outdoor space. Ideally located in the ever desirable Marston Green. This won't be around long please don't hesitate to call Green and Company to arrange your viewing.

Wonderful kerb appeal with two car space drive.

HALL With LVT flooring, radiator, stairs to first floor and opening to:-

KITCHEN 15' 6" x 19' 2" (4.72m x 5.84m) Which is an amazing space and open plan with LVT flooring, Quartz worktop, modern style stone slab units, 5 ring induction hob, oven and microwave, inset sink, window to front with blinds, integrated washing machine, spotlights, window to side, built in booth bench, opening to:-

LOUNGE 14' 9" x 15' 6" (4.5m x 4.72m) Which has been extended with LVT flooring, spotlights, feature radiator and patio door to rear.

FIRST FLOOR

LANDING With lovely triangle window to front, radiator and doors to bathroom, bedroom three and four.

BEDROOM THREE 14' 11" x 9' 9" (4.55m x 2.97m) Is a lovely size with two windows to rear and radiator.

BEDROOM FOUR 9' 3" x 10' 5" (2.82m x 3.18m) Is a double room currently being used as office space, window to front, radiator.

SECOND FLOOR

LANDING With window to side, doors to bedroom one and two.

BEDROOM ONE 15' 7" x 11' 0" (4.75m x 3.35m) Is the master room with wardrobe, two windows to rear, radiator and door to:-

EN SUITE With double sized shower tray, cubicle, tiled walls, tiled floors, spotlights, mixer shower, mirror cabinet, radiator.

BEDROOM TWO 12' 2" x 10' 6" (3.71m x 3.2m) With two windows to front, radiator, built in cupboard over stairs for additional storage.

REAR GARDEN Has been landscaped to a high standard with decked seating area and booth style bench, sleeper steps up to artificial lawn with sleeper boarders with a selection of plants and slatted feature fencing.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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