

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

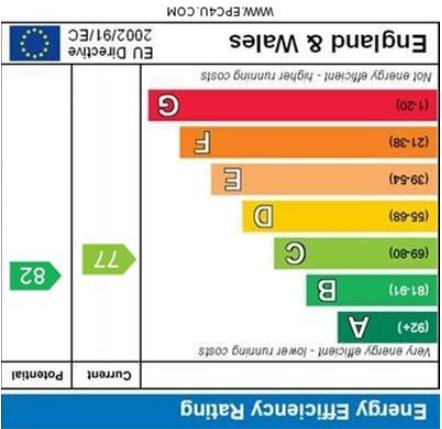


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.



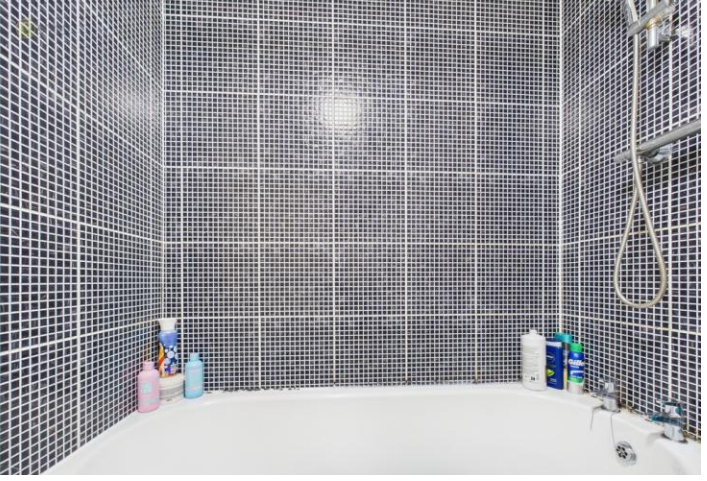
Castle Bromwich | 0121 241 1100



- AMAZING OPPORTUNITY
- TWO BEDROOM TERRACE
- DOWNSTAIRS WC
- KITCHEN TO FRONT
- FRENCH DOORS TO LOUNGE
- TWO DOUBLE BEDROOMS

Yorkwood Road, Shard End , Birmingham, B34 7AU

£190,000



Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

What an amazing well presented two bedroom terrace home. This is ideal for first time buyers looking to move into! You will not be disappointed once you view this great property. Situated on a small development of new build style homes and offering drive way to front, welcoming hallway, downstairs w.c, kitchen to front and spacious lounge to rear, two double bedrooms and family bathroom to first floor and to finish off the lovely low maintenance rear garden for those relaxing afternoons and nights. Call Green and Company to arrange your viewing, Do Not miss out.

Driveway to front for parking, door to:-

HALLWAY With vinyl flooring flowing through to kitchen, radiator, cloaks cupboard, door to w.c and open to:-

KITCHEN 9' 10" x 8' 2" (3m x 2.49m) With vinyl flooring, modern style units, integrated gas hob, oven, window to front.

LOUNGE 13' 0" x 15' 0" (3.96m x 4.57m) With radiator, French doors to rear, stairs to first floor.

DOWNSTAIRS WC With vinyl flooring, w.c, corner sink window to front.

FIRST FLOOR With doors to bedroom one, two and bathroom.

BEDROOM ONE 13' 2" x 8' 1" (4.01m x 2.46m) Benefits from two windows to front, blinds, radiator and wardrobe space and ceiling fan.

BEDROOM TWO 13' 0" x 8' 3" (3.96m x 2.51m) Another spacious room and benefits window to rear, radiator and useful airing cupboard.

BATHROOM 6' 5" x 6' 6" (1.96m x 1.98m) Bath, mixer shower over bath, w.c, wash basin, radiator, tiled walls, vinyl flooring.

GARDEN Landscaped and well presented with paved patio, gravel, fenced boundaries and side access.

Council Tax Band B - Birmingham City Council

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

Mobile coverage for:
EE, Three and Vodafone - Good in-home and outdoor
O2 - Good (outdoor only)

Broadband coverage:-
Broadband Type = Standard Highest available download speed 13 Mbps.
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 78 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