

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

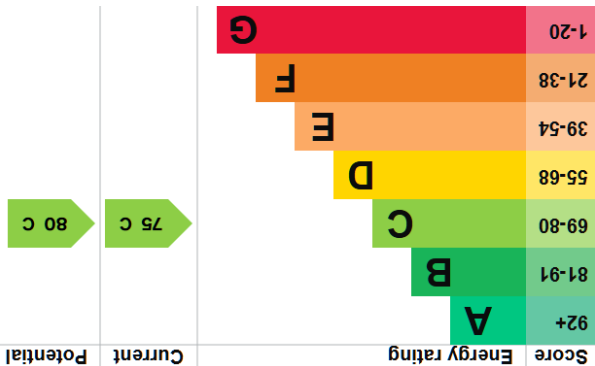


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- WELL PRESENTED HOME
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUYER HOME
- DRIVEWAY
- LANDSCAPED REAR GARDEN
- DUAL ASPECT LOUNGE DINER

Longmeadow Crescent, Shard End, Birmingham, B34 7LA

Offers In Region Of
£230,000



Property Description

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

What a fabulous opportunity for any first time buyer to purchase this wonderful, well presented, two bedroom mid terrace home on the ever popular Longmeadow Crescent. This home really does offer all you need to get on the property ladder, renovated tarmac driveway suitable for off road parking, porch, lovely lounge diner, generous kitchen and useful side utility area, refitted shower room and two double bedrooms with wardrobes to both and to finish this fantastic home is the landscaped rear garden. Located within 0.5 mile of local shops amenities and transport links. Don't delay call Green and Company to arrange your viewing.

Drive with block paved border and tarmac leading to:-

PORCH With tiled flooring and light.

LOUNGE 11' 5" x 21' 4" (3.48m x 6.5m) With window to front, blinds, gas feature fire with granite surround, French doors to rear with blinds, radiator.

KITCHEN 8' 4" x 16' 8" (2.54m x 5.08m) Is a generous size with wood effect doors, contrasting worktop, vinyl herringbone flooring, integrated dishwasher and washing machine, glass splash back, tiled window sill, window to rear and door to rear, door to side.

SIDE UTILITY AREA 4' 10" x 12' 6" (1.47m x 3.81m) With door to front, shared passage, panel walls, door to rear utility with door to garden, tile effect vinyl.

FIRST FLOOR With doors to bedrooms one, two, shower room, airing cupboard, store cupboard and loft access.

BEDROOM ONE 11' 9" x 9' 7" (3.58m x 2.92m) With window to rear, fitted wardrobe, radiator and three way spotlights.

BEDROOM TWO 14' 6" x 10' 1" (4.42m x 3.07m) With window to front, blinds, built-in cupboard, radiator.

SHOWER ROOM 9' 2" x 5' 5" (2.79m x 1.65m) Has been refitted and offers vinyl flooring, two windows to rear, laminate wall panels, quadrant shower with mixer shower, vanity sink, wc, feature radiator, tiled walls.

GARDEN Well maintained and presented with decked seating area, artificial lawn, pathway leading to gravel area, shed and fish pond.

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 - Variable in-home, good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 76 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.

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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100