

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

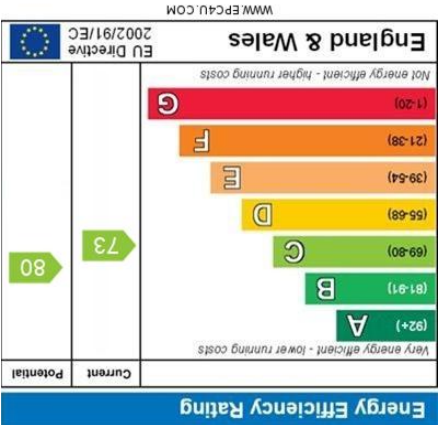


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- CORNER POSITION
- GENEROUS BLOCK PAVED DRIVEWAY
- UNDERFLOOR HEATING TO LOUNGE
- ROOF LANTERN
- REFITTED KITCHEN

1 Maple Grove, Kingshurst , Birmingham, B37 6AP

Offers Over £270,000



Property Description

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

WOW!! What a fabulous family home situated on an aesthetically pleasing corner position on Maple Grove. This home offers everything you could possibly need. The Home starts with a fantastic driveway which is block paved and very spacious, porchway into lovely hallway with oak doors to dining, refitted modern style kitchen with island, lounge with underfloor heating, roof lantern and doors onto garden, WC and stairs to first floor. First floor offers three bedrooms and refitted shower room. Garage and useful spacious utility are also on offer in this home. To finish you have a wonderful landscaped rear garden with fishpond. You really don't want to miss this stunning home. Give Green and Company a call to arrange your viewing.

Driveway which is bordered with well maintained bushes, block paved drive and access to garage and porch.

PORCH With laminate flooring and wall light.

HALL A lovely area with vinyl click flooring, radiator, light, window to front, stairs to first floor and oak doors to wc, kitchen and dining room.

KITCHEN 14'9" x 11'1" (4.5m x 3.38m) A stunning refitted room with oak wood island with cupboards and breakfast bar, refitted modern style units with contrasting worktop, click vinyl flooring, integrated double oven, dishwasher, one and a half bowl sink and drainer, spotlights, feature radiator, electric hob, contrasting backer board, larder fridge, window to rear, oak bi-fold door and door to utility.

DINING ROOM 11'9" x 17'11" (3.58m x 5.46m) With oak door, bay window to front, blinds, radiator, electric fire, lighting open to lounge.

LOUNGE 11'2" x 15'3" (3.4m x 4.65m) With LVT herringbone flooring underfloor heating, roof lantern and blind, French doors to garden with perfect fit blinds, spotlights.

WC Accessed via oak door, click vinyl flooring, window to front, corner vanity unit, wall heater and wc.

UTILITY ROOM 9'11" x 10'10" (3.02m x 3.3m) Spacious and benefits laminate flooring, radiator, door to garage and door to rear.

FIRST FLOOR With window to front, blinds, oak doors to airing cupboard, bedrooms one, two, three and shower room, loft access with loft ladder.

BEDROOM ONE 13'4" x 11'1" (4.06m x 3.38m) A good size with window to rear, radiator, oak door.

BEDROOM TWO 11'9" x 9'2" (3.58m x 2.79m) A double with window to rear, blinds, radiator, built-in wardrobe and oak door.

BEDROOM THREE 8'9" x 8'6" (2.67m x 2.59m) Situated at front of home with blinds, radiator, single built-in cupboard, oak door.

SHOWER ROOM 5'4" x 6'4" (1.63m x 1.93m) Refitted and modern style with LVT flooring, quadrant shower cubicle, mixer shower, tiled walls, vanity unit and sink, WC, cabinet, heated towel rail, spotlights, window to side and oak door.

GARAGE 10'5" x 10'10" (3.18m x 3.3m) Up and over door, pedestrian door to side, lighting and electric points.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN A fabulous landscaped space with paved patio area including feature fishpond, block paved seating area, lawn area with sleeper borders and garden shed.

Council Tax Band B - Solihull

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

Mobile coverage for:
EE - Good outdoor, variable in-home
O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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