

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fabulous opportunity to obtain a well presented home in the ever popular location of Truro Walk in the heart of Chelmsley Wood. Located within walking distance of local shops, local schools and excellent transport links, this home could not be in a more convenient position!

Comprising of enclosed porch, downstairs WC, kitchen diner, lounge, two double bedrooms and bathroom with shower over the bath to complete this home.

Being a turn key property means this one is bound to not stick around for long so make sure to call Green & Company today to arrange your viewing.

Approaching the property via Truro Walk walkway and through the gated entry to the low maintenance front garden. Stepping through the UPVC front door to:-

PORCH 3' 9" x 5' 1" (1.15m x 1.57m) Being an enclosed space with storage cupboards and vinyl flooring. Leading through the door into the:-

HALLWAY With wooden effect laminate flooring, LED light fitting, stairs leading up and doors to the kitchen, lounge and downstairs WC

KITCHEN/DINER 15' 1" x 9' 7" (4.61m x 2.92m) With wooden effect laminate flooring, radiator, large double glazed window to the front, a mixture of 3 Pull style wall and base units with work surface over incorporating a matte finish sink unit. This space also includes integrated dishwasher, washing machine and oven with hob.

LOUNGE 9' 11" x 15' 9" (3.03m x 4.82m) With wooden effect laminate flooring, radiators and double glazed sliding patio doors leading into the rear garden.

WC 5' 6" x 2' 6" (1.68m x 0.76m) Located off of the hallway, with wooden effect laminate flooring, sink unit with storage cupboard below and with WC unit

LANDING 9' 10" x 3' 6" (3.01m x 1.07m) Leading up the carpeted stairs from the main hallway to the landing with doors to Bedroom one and two and the bathroom.

BEDROOM ONE 13' 0" x 12' 1" (3.98m x 3.70m) Being a double bedroom with additional storage cupboard, with carpeted flooring and double glazed window to the rear.

BEDROOM TWO 12' 3" x 9' 4" (3.74m x 2.85m) Also being a double bedroom with carpeted flooring and double glazed window to the front.

BATHROOM 8' 0" x 6' 0" (2.46m x 1.85m) With vinyl flooring, obscure double glazed window to the front, WC, sink unit and bath with mixer tap and rainfall shower over to complete the room.

GARDEN Being accessible via the lounge through the double glazed patio doors leading out to the low maintenance slabbed rear garden. This space is on two tiers and includes a patio space up to the remaining garden. Also with brick built shed space with electricity within.

Council Tax Band A - Solihull

Predicted mobile phone coverage and broadband services at the property:
Mobile coverage for:
EE - Good outdoor and in-home
O2, Three and Vodafone - Good out door, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 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 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.

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