

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



LEGAL READY

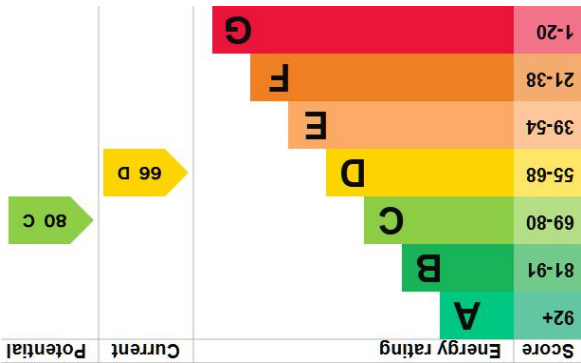
"How does this help me?"

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- EXTENDED SEMI DETACHED
- ROOF LANTERN TO KITCHEN
- LOUNGE WITH BAY WINDOW
- DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- SEPARATE GARAGE

Church Road, Yardley, Birmingham, B25 8XL

Offers Over £290,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

What an fabulous extended three bedroom semi detached home on the ever popular Church Road in Yardley . This home is a wonderful family home with lounge, extended kitchen with roof lantern, downstairs w/c, three bedrooms, landscaped rear garden with separate garage and rear parking to add to the block paved driveway to the fore of the home. Don't miss out on this fantastic opportunity .

Block paved driveway for multiple vehicles leading into porch.

PORCH With quarry tiled flooring, and door to hall.

HALL With laminate flooring, radiator, stairs to first floor, doors to lounge, dining, w/c and under stairs storage.

LOUNGE 12' 5" x 11' 2" (3.78m x 3.4m) With bay window, radiator, electric fire with surround.

DINING 12' 6" x 11' 4" (3.81m x 3.45m) With slate effect flooring, radiator, leading to:-

KITCHEN 8' 9" x 15' 8" (2.67m x 4.78m) Which is extended and offers slate effect laminate flooring, roof lantern, wood effect worktop, selection of wall and base units, ceramic sink, gas hob, double oven, integrated dishwasher, metro style tiled splash back, French doors to garden,

WC Benefits slate laminate flooring, w/c, corner sink and heated rail.

LANDING With window to side, loft access.

BEDROOM ONE 14' 8" x 8' 3" (4.47m x 2.51m) With fitted wardrobes, bay window and radiator.

BEDROOM TWO 12' 6" x 9' 10" (3.81m x 3m) With wardrobe, window to rear and radiator.

BEDROOM THREE 8' 9" x 7' 1" (2.67m x 2.16m) With window to front, radiator.

BATHROOM 6' 0" x 6' 10" (1.83m x 2.08m) With bath, sink, vinyl flooring, window to rear and electric shower.

WC Is separate with window to side, vinyl flooring.

GARDEN Which is landscaped with decked seating area, artificial lawn with feature pathway, sleeper borders, steps up to rear parking with double gated access and pedestrian door to garage.

GARAGE 18' 1" x 10' 3" (5.51m x 3.12m) With up and over door, lighting.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham

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

Mobile coverage for:

EE - Good outdoor, variable in-home

O2 and Vodafone - Good outdoor

Three - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps.

Highest available upload speed 17 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