

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

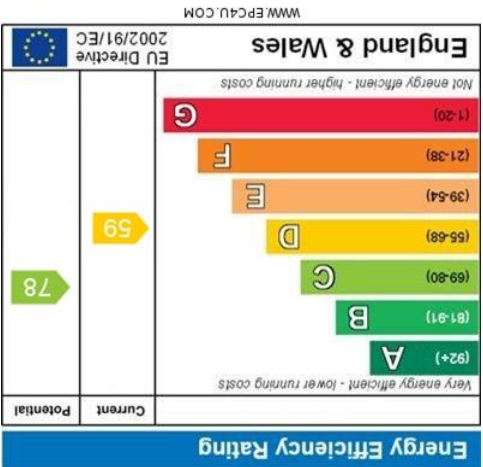


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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
- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM
- GRANITE WORKTOPS IN KITCHEN
- TWO RECEPTION ROOMS
- UTILITY AREA

School Lane, Buckland End, Birmingham, B34 6SJ | Offers Over £220,000





## Property Description

\*\*\*DRAFT DETAILS - AWAITING VENDOR APPROVAL\*\*\* What a wonderfully spacious Three bedroom mid terrace home situated on the ever popular School Lane located 0.1 mile from The Green. This lovely home offers off road parking and stylish décor throughout. Benefitting two reception rooms, inner hallway, French doors onto paved patio area, classy kitchen with granite worktops, utility area and refitted bathroom, three double bedrooms and finishing off this fantastic home is the low maintenance generous rear garden. Do not miss out on this opportunity by calling Green and Company to arrange your viewing.

Block paved driveway to front of home suitable for off road parking and leading to:-

Front door into:-

LOUNGE 14' 1" x 12' 0" (4.29m x 3.66m) Which is decorated to a stylish standard with bay window to front, blinds, laminate flooring, electric fire with surround, geometric style tiled hearth, radiator, leading to:-

INNER HALL With laminate flooring, storage cupboard, open to:-

DINING ROOM 13' 10" x 11' 10" (4.22m x 3.61m) With laminate flooring, radiator, stairs to first floor, French doors to garden and archway to:-

KITCHEN 7' 0" x 12' 3" (2.13m x 3.73m) With granite worktops, granite flooring, two windows to side, glass mosaic feature wall, extractor, integrated dishwasher, fridge, freezer, shaker style units wall and base, inset sink and door to:-

UTILITY AREA With door to garden, slate effect flooring and door to:-

BATHROOM 4' 10" x 7' 6" (1.47m x 2.29m) Which has been refitted with a modern twist benefitting slate effect flooring, tiled feature walls, L-shaped bath, mixer shower, wc, wash hand basin, window to side, blinds, heated towel rail.

LANDING With loft access, doors to bedroom one, two and three.

BEDROOM ONE 13' 11" x 11' 11" (4.24m x 3.63m) Situated to front with window, wardrobe, radiator.

BEDROOM TWO 10' 7" x 12' 0" (3.23m x 3.66m) With window to rear, radiator and built-in storage cupboard.

BEDROOM THREE 7' 1" x 12' 7" (2.16m x 3.84m) With window to rear, radiator and laminate flooring.

GARDEN Is set over two levels and benefits from being low maintenance, top level is paved and has outside tap, fenced and gated divide from bottom garden, store shed, lower level is accessed via steps and has landscaped sleep border features stepping down, pathway to shed.

Council Tax Band B - Birmingham

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

Vodafone - Good outdoor, variable in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 18 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 1800 Mbps. Highest available upload speed 220 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