

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



LEGAL READY

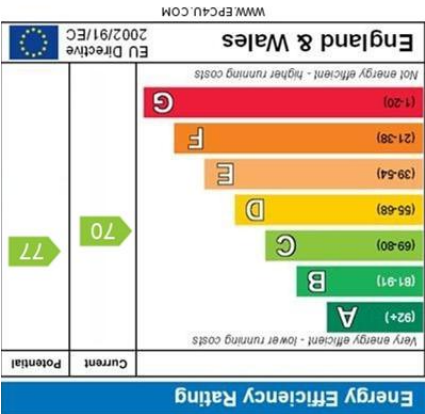
"How does this help me?"

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



- FOUR BEDROOM END TERRACE HOME
- ON STREET PARKING
- KITCHEN/DINER
- DUAL ASPECT LOUNGE
- DOWNSTAIRS WC
- PANTRY/STORE CUPBOARDS OFF OF KITCHEN

Wincanton Croft, Bromford, Birmingham, B36 8UE

£240,000



Property Description

What a great opportunity to acquire this four bedroom, end terrace family home located on Wincanton Croft in the ever popular Bromford location. Being close to local amenities, great links to the motorways as well as public transport and local schools.

Benefitting from recently being renovated, this home comprises private front garden, four bedrooms, downstairs WC, kitchen diner with additional pantry cupboards, dual aspect lounge, bathroom with shower over bath and a low maintenance rear garden. Also benefits from on street parking to the rear of the home which is on a first come, first serve basis.

It is anticipated that this home will be a popular one so make sure to call today to arrange your viewing and avoid disappointment.

This home is approached via a walkway into the private front garden and through the front door to :-

PORCH 2' 11" x 4' 8" (0.90m x 1.43m) With vinyl flooring, meter cupboards and doors to the downstairs WC and to the hallway

HALLWAY 5' 5" x 11' 0" (1.67m x 3.37m) With vinyl flooring, stairs leading up and doors leading to the kitchen and lounge

LOUNGE 11' 5" x 18' 7" (3.49m x 5.68m) Being a dual aspect space with double glazed windows to the front and rear, wooden effect laminate flooring, radiator as well as electric fire.

KITCHEN 11' 2" x 18' 4" (3.42m x 5.60m) With vinyl flooring, a mixture of shaker style wall and base units with marble effect work surface over incorporating sink unit, hob and oven. Also benefitting from breakfast bar for additional seating. Sliding patio doors allow access to the rear garden and an additional doorway leading to two storage cupboards.

DOWNSTAIRS WC 2' 7" x 6' 5" (0.81m x 1.97m) With vinyl flooring, spotlights, WC unit, sink and obscure double glazed window to the side elevation

FIRST FLOOR Leading up the carpeted stairs from the hallway to the landing with doors leading to all bedrooms and bathroom. Also with double glazed window to the rear.

BEDROOM ONE 11' 3" x 12' 4" (3.44m x 3.77m) With wooden effect flooring, radiator and double glazed window to the front.

BEDROOM TWO 11' 3" x 9' 4" (3.45m x 2.86m) With wooden effect flooring, radiator and double glazed window to the rear.

BEDROOM THREE 9' 7" x 8' 11" (2.94m x 2.74m) With wooden effect flooring, radiator, storage cupboard and double glazed window to the front.

BEDROOM FOUR 11' 5" x 5' 11" (3.49m x 1.81m) With wooden effect flooring, radiator and double glazed window to the rear elevation.

BATHROOM 7' 1" x 4' 4" (2.16m x 1.34m) With vinyl flooring, tiled walls, bath with shower over and glass screen, WC unit, sink and double glazed obscure window to the front.

REAR GARDEN Being a low maintenance space with full slabbed area and brick built shed for extra storage.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
Vodafone - Good outdoor and in-home
Three, 02, EE - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.
Broadband Type = Superfast Highest available download speed N/A Mbps. Highest available upload speed N/A Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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.

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