

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



LEGAL READY

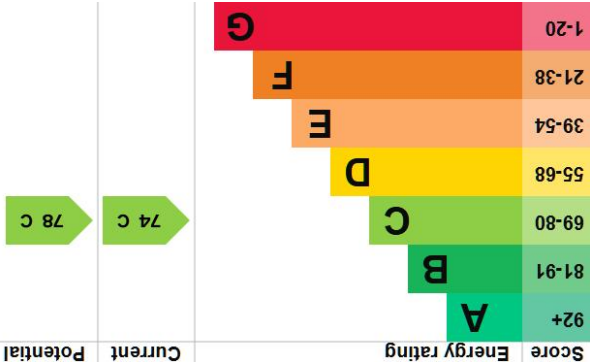
"How does this help me?"

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 Conveyer.



Castle Bromwich | 0121 241 1100



- LUXURIOUS HOME
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUYER HOME
- DRIVEWAY
- BATHROOM WITH JACUZZI BATH

Longmeadow Crescent, Shard End, Birmingham, B34 7LA

Offers Over £260,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fabulous opportunity for any first time buyer, downsizer or anyone looking to upsize to this wonderful well presented luxurious two bedroom mid terrace home on the ever popular Longmeadow Crescent. This really does offer all you need to get on the property ladder, renovated tarmac driveway suitable for off road parking, porch, lovely lounge, generous kitchen and useful side utility area, refitted downstairs shower room, two double bedrooms, refitted bathroom with jacuzzi bath and to finish this fantastic home is the landscaped rear garden with amazing summer house, under tile heating throughout hall, kitchen and downstairs shower room also feature in this stunning home! Located within 0.5 mile of local shops amenities and transport links. Don't delay call Green and Company to arrange your viewing.

Drive with block paved border and tarmac leading to:-

PORCH With tiled floor and spotlights.

HALL With under tile heating, window to side, oak door to utilities cupboard, slate effect flooring, useful purpose built understairs storage, oak bannister, doors to kitchen and lounge.

LOUNGE 11' 4" x 24' 9" (3.45m x 7.54m) With laminate flooring, bay window to front, blinds, radiator, feature fire, oak/glass door, additional radiator and French doors to family room.

FAMILY ROOM 16' 1" x 10' 7" (4.9m x 3.23m) Currently used as dining room with laminate parquet effect flooring, radiator, two velux windows and bi-fold doors to garden.

KITCHEN 14' 5" x 9' 4" (4.39m x 2.84m) With oak/glass door, country style wall and base units with contrasting wood worktop, rustic splash back tiling, under tile heating, slate effect flooring, spotlights, five ring hob, extractor, double oven, integrated microwave, integrated fridge and freezer, sink, integrated dishwasher, window to front, utility area with additional units, door to garden and downstairs shower room.

SHOWER ROOM With tiled wall and floor, under tile heating, spotlights, electric shower, walk in shower tray, window to rear, modern traditional radiator, built in furniture, WC, sink and sensor mirror.

FIRST FLOOR With doors to bedrooms, bathroom, airing cupboard, window to side with blind.

BEDROOM ONE 14' 6" x 9' 10" (4.42m x 3m) Accessed through oak door, window to front, blinds, radiator, built in cupboard.

BEDROOM TWO 9' 4" x 11' 2" (2.84m x 3.4m) Accessed through oak door, feature radiator, window to rear, blinds, loft access.

BATHROOM Has been renovated and is as classy as the rest of the home with feature radiator, back to wall WC and vanity unit, sensor mirror, mixer shower over bath, vinyl wood effect flooring, window to side with blinds, window to rear with blinds, stone/travertine effect wall tiling and the amazing jacuzzi bath.

GARDEN Is well maintained and presented and landscaped with block paved patio area, spotlights from family room, dwarf wall leading to artificial lawn, decked area with shed, block paved path leading to amazing summer house with feature trellis and bamboo, summer house also has shed in built.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 79Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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