

Property Description

Are you looking for a lovely family home on the ever popular Laburnum Avenue. If so look no further, this is a great property even as a first time buyer or someone looking to upsize to the next step on the ladder. The home has spacious tarmac driveway for multiple vehicles, porchway, inviting hallway, lounge with bay window, kitchen diner, three bedrooms and family bathroom, the exterior offers good sized garden with paved seating area, block paved rear and lawn. This really wont be around for long, Call Green and Company to arrange your viewing.

Driveway is a generous tarmac area with block paved borders leading to:-

HALL With tiled wood effect flooring, radiator, doors to lounge, kitchen and stairs to first floor.

LOUNGE 11' 11" x 13' 9" (3.53m x 4.19m) With bay window to front, blinds, wood effect tiled flooring.

KITCHEN 11' 9" x 17' 9" (3.58m x 5.41m) Is a good size with breakfast bar, tiled stone effect flooring, radiator, door to rear, two windows to rear, blinds, understairs storage/pantry, 5 ring gas hob, oven, integrated dishwasher, metro style tiling, wall and base units, feature wall to dining area.

LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.33m) With two windows to front, blinds, radiator and fitted wardrobes.

BEDROOM TWO 8' 6" x 11' 0" (2.59m x 3.35m) With window to rear, blinds, radiator, built in single cupboard.

BEDROOM THREE 7' 10" x 6' 7" (2.39m x 2.01m) With window to front, blinds and radiator.

BATHROOM With tiled walls, marble effect tiled flooring, WC, vanity unit and sink, double sized quad bath, electric shower and heated towel rail.

GARDEN Is a spacious area with paved patio, pergola, gated access to lawn with fenced boundaries, rear block paved area suitable for shed/summer house or additional seating.

Council Tax Band B Solihull Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

O2, Three, Vodafone - Good outdoor and in home
EE - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.2 Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps.

Highest available upload speed 6Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 100Mbps.

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 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100