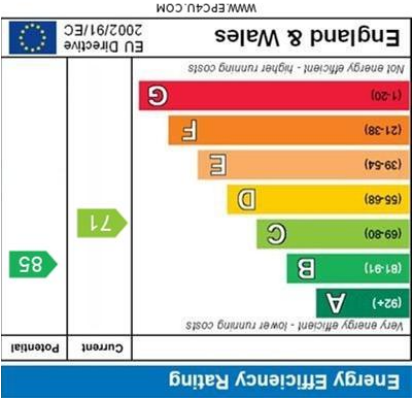


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- THREE BEDROOMS
- SEMI DETACHED HOME
- EXPANSIVE REAR GARDEN
- DRIVEWAY
- GARAGE
- KITCHEN

Ikley Grove, Chelmsley Wood , Birmingham, B37 5JJ

Offers Over £240,000



Property Description

What a wonderful opportunity to acquire this well presented, three bedroom home located in the ever popular Chelmsley Wood. Having being in the family for over 50 years, this home is truly one that can be loved throughout the ages. Benefitting from being semi detached, with a driveway and garage, this home is bound to suit all buyers alike so make sure to get your viewing booked to avoid disappointment.

Comprising of porch, hallway, lounge, kitchen diner, three bedrooms and bathroom with separate WC.

Make sure to call Green & Company today to arrange your viewing.

Approaching the home, you are greeted with lawn areas to the front and side of the home, garage with up and over door, block paved driveway and porch leading into :-

HALLWAY With laminate wood effect flooring, radiator, stairs leading up and door leading into

LOUNGE 11' 10" x 15' 2" (3.61m x 4.63m) With laminate wood flooring, radiator, double glazed window to front and door leading into

KITCHEN 14' 11" x 8' 2" (4.55m x 2.49m) With laminate wood effect flooring, a mixture of wall and base units with speckled work surface over incorporating sink unit, tiled splashback, cooker, pantry cupboard, double glazed window with roller blind and sliding door leading to the rear garden.

LANDING Leading from the hallway up the carpeted stairs to the landing with carpeted floors, double glazed window to the side elevation and doors leading to all bedrooms, bathroom, separate WC and storage cupboard.

BEDROOM ONE 8' 6" x 14' 11" (2.59m x 4.55m) With large double glazed window to the front, carpeted flooring, radiator .

BEDROOM TWO 6' 2" x 10' 9" (1.88m x 3.28m) With carpeted flooring, double glazed window to the rear and radiator.

BEDROOM THREE 6' 2" x 11' 0" (1.88m x 3.35m) With carpeted flooring, double glazed window to the front, storage cupboard and radiator.

BATHROOM With laminate wood effect flooring, vanity sink with cupboard beneath, bath with over electric shower and obscure double glazed window.

GARAGE 7' 9" x 16' 2" (2.36m x 4.93m) With up and over door, electric within and pedestrian door from the rear.

GARDEN Being an expansive space with majority lawn and patio area, fenced boundaries and shrubbery. Also with shed and garage access

Council Tax Band B Solihull Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 16Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available

upload speed 100Mbps.

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