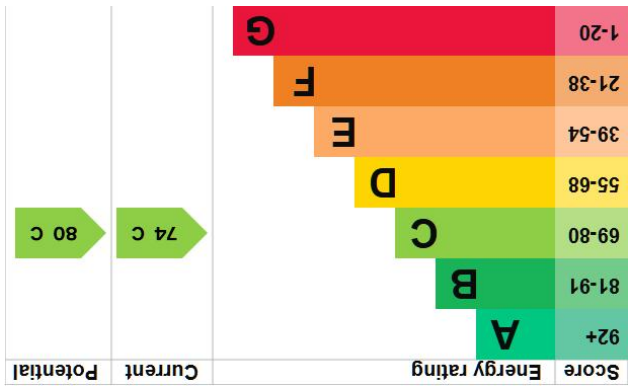


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- THREE BEDROOM HOME
- GOOD SIZED DRIVEWAY
- SPACIOUS BATHROOM
- DUAL ASPECT LOUNGE
- MODERN STYLE KITCHEN
- DOWNSTAIRS WC

Ryton Grove, Shard End, Birmingham, B34 7RS

Offers In Region Of
£220,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Are you a first time buyer looking to get on the property ladder or even an investor looking to add to your portfolio. If so then this opportunity is one not to be missed, three bedrooms, spacious dual aspect lounge diner, modern style kitchen, downstairs WC. A ample off road parking to driveway and generous rear garden. Do not miss out on this fabulous property call Green and Company to arrange your viewing.

Tarmac spacious driveway to front of home.

HALL With laminate flooring, spotlights, radiator, understairs space.

LOUNGE 21' 6" x 11' 6" (6.55m x 3.51m) Which is dual aspect and offers brick chimney breast, window to front, blinds, radiator, laminate flooring, patio door to rear and additional radiator.

KITCHEN 9' 8" x 8' 3" (2.95m x 2.51m) Is a modern style with slate effect laminate flooring, tiled splashback, window to rear, spotlights, gas hob, oven, door to side.

SIDE ACCESS 12' 9" x 3' 0" (3.89m x 0.91m) Side access with door to front, store room and downstairs WC, also having door to garden.

LANDING With loft access, airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE 10' 0" x 14' 5" (3.05m x 4.39m) With two windows to front, blinds, built in wardrobe cupboard, radiator.

BEDROOM TWO 11' 3" x 11' 5" (3.43m x 3.48m) With window to rear, blinds and radiator.

BEDROOM THREE 11' 11" x 6' 10" (3.63m x 2.08m) With window to front, blinds, radiator and over stairs built in cupboard.

BATHROOM Is very spacious with bath, WC, sink, heated towel rail, shower attachment, two windows to rear, exposed beams, stone/rustic style tiling, tiled floor.

GARDEN Is split into two areas with paved patio area, decked seating arrangement, lawn, fenced boundaries, outside brick store room and brick built BBQ.

Council Tax Band B Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download

speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps.
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.

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