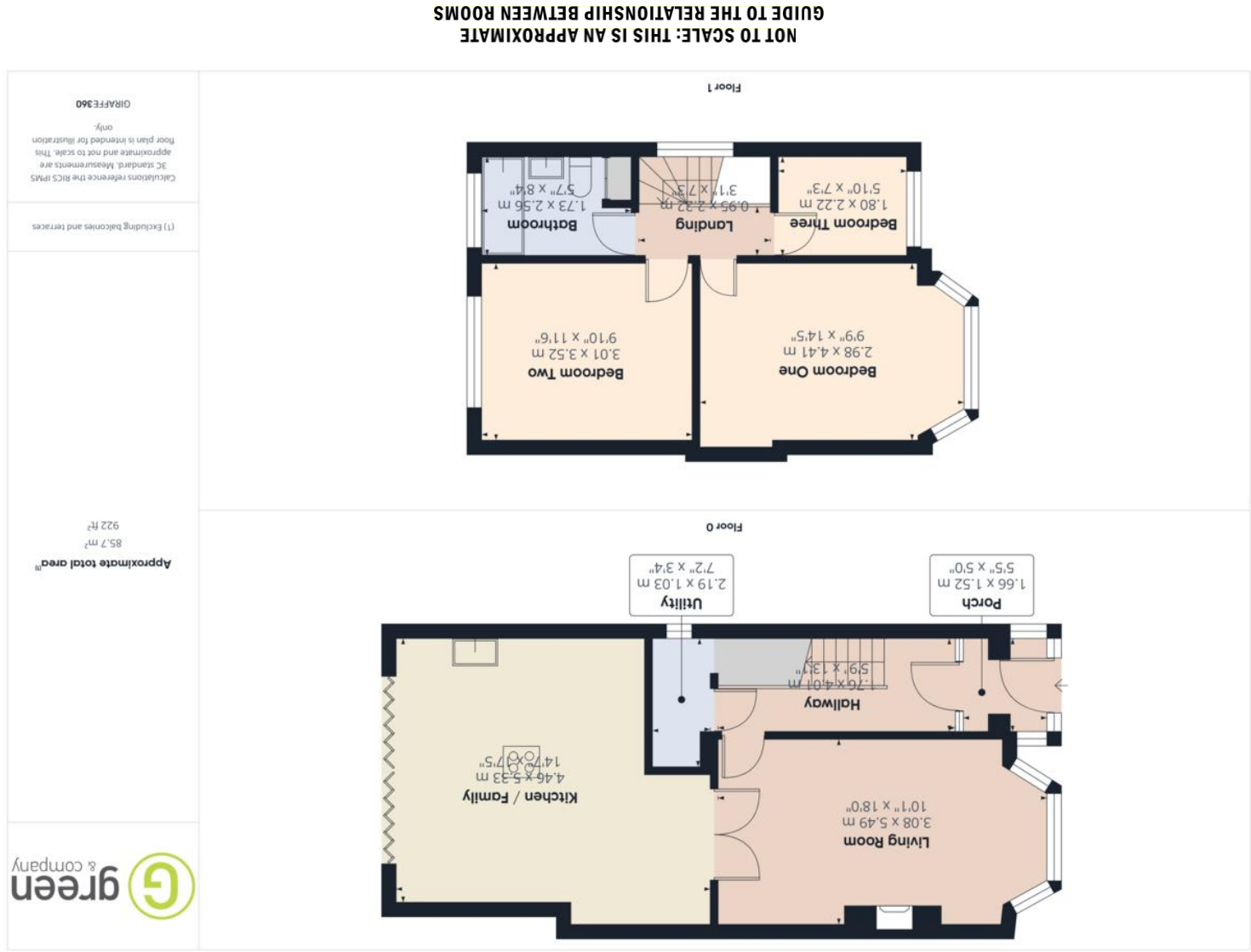




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Property Description

Fabulous well presented three bedroom semi detached home situated in the ever popular sought after Wyckham Road. The property is well presented and the class and style is apparent from the moment you pull up on the well maintained tarmac driveway. This home is spacious and ideal for a first time buyer or families looking for the next step. Ample off road parking for multiple vehicles, character bay windows to lounge and bedroom one, bi-fold doors off the extended modern kitchen with centre island. Three bedrooms and family bathroom, rear garden has been landscaped and is a generous space offering relaxing outdoor living. Located within 0.1 mile from local shops, amenities and transport links. This is one not to miss, Call Green and Company to arrange your viewing.

Ample tarmac driveway with block paved feature for multiple vehicles and adds to the aesthetic kerb appeal.

PORCH With tiled flooring, lighting and door to:-

HALL With laminate flooring, spotlights, oak and white bannister, doors to lounge and utility room.

LOUNGE 10' 1" x 18' 0" (3.07m x 5.49m) Is a well presented room with laminate wood effect flooring, bay window to front, blinds, French doors to kitchen, remote gas log burner, radiator, cottage door.

KITCHEN 14' 7" x 17' 5" (4.44m x 5.31m) With modern style room which has been tastefully extended, porcelain wood effect flooring, Quartz worktop, centre island with induction hob, inset extractor, drawer pack, a selection of wall and base units with integrated microwave, double oven, fridge freezer, additional freezer, inset bowl, breakfast bar end off island, two velux windows, pendant feature lighting, spotlights, two feature panel radiators, bi-fold doors to garden.

UTILITY ROOM 7' 2" x 3' 4" (2.18m x 1.02m) Off hall with cottage style door, radiator, side window, porcelain wood effect flooring.

FIRST FLOOR With doors to bedrooms and bathroom, window to side, spotlights and loft access.

BEDROOM ONE 9' 9" x 14' 5" (2.97m x 4.39m) With bay window to front, blinds and radiator.

BEDROOM TWO 9' 10" x 11' 6" (3m x 3.51m) With window to rear, blinds, wardrobe and radiator.

BEDROOM THREE 5' 10" x 7' 3" (1.78m x 2.21m) With window to front, blinds and radiator.

BATHROOM Benefits tiled porcelain wall and floor tiling, feature wall, vanity unit, WC, heated towel rail, mirror, bath with mixer shower, screen, window to rear, spotlights, built in cupboard with boiler.

GARDEN Has been well designed with paved patio, lawn, sleeper borders with shrubbery and plants, shed.

Council Tax Band C Solihull Metropolitan Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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