

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

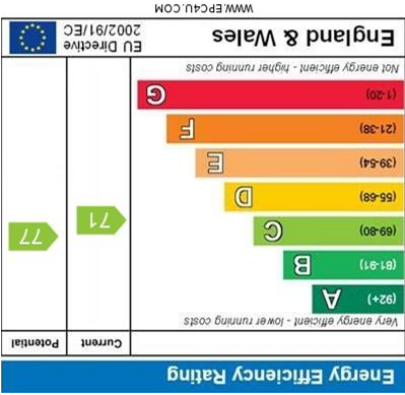


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 FAMILY HOME
- GENEROUS DRIVEWAY
- GENEROUS LOUNGE
- GARAGE WITH REMOTE DOOR
- MODERN KITCHEN DINER
- DOWNSTAIRS WC

Maple Grove, Birmingham, B37 6AP

Offers In Region Of
£240,000



Property Description

What a fabulous family home situated on Maple Grove. This home offers perfect living for first time buyers or families looking to step up the ladder. The home starts with a fantastic driveway which is a tarmac finish and very spacious, porchway into lovely hallway with oak door to lounge, modern style kitchen diner, downstairs wc and useful inner hall for additional storage, first floor offers three bedrooms and family bathroom. Garage with remote roller door and family friendly garden with paved patio and fenced lawn with Wendy / treehouse. You really don't want to miss this stunning home, give Green and Company a call to arrange your viewing.

Driveway which is tarmac and fenced, with access to garage and porch.

PORCH With patio doors, vinyl wood effect flooring and light.

HALL Accessed via stable door, radiator, laminate flooring, under stairs storage.

KITCHEN 20' 1" x 10' 2" (6.12m x 3.1m) Very aesthetically pleasing and offers a modern vibe with vinyl wood effect flooring, spotlights, French doors to garden, blinds, red metro style splash back tiling, window to rear with blinds, electric hob, oven, pantry cupboard, selection of wall and base units, glass splash back above hob, door to inner hall.

LOUNGE 13' 10" x 11' 1" (4.22m x 3.38m) Accessed via oak door off hallway, bay window to front, blinds, radiator and oak French doors to kitchen.

INNER HALL With Herringbone vinyl flooring, door to garden, door to garage and door to wc.

WC Accessed via concertina sliding door, herringbone effect vinyl flooring, wc and window to rear.

FIRST FLOOR LANDING With window to side, doors to bedroom one, two, three, bathroom and access to loft.

BEDROOM ONE 11' 1" x 11' 2" (3.38m x 3.4m) Window to front, blinds, radiator and cottage door.

BEDROOM TWO 13' 0" x 8' 3" (3.96m x 2.51m) Situated to rear with window, blinds, radiator, fitted mirror sliding wardrobe and cottage style door.

BEDROOM THREE 8' 6" x 8' 1" (2.59m x 2.46m) Situated at front of home with blinds, radiator and cottage style door.

FAMILY BATHROOM Corner bath, vanity sink and unit, wc, heated towel rail, electric shower, window to rear, vinyl wood effect flooring, Grecian style wall tiling with borders.

GARAGE 10' 11" x 22' 0" (3.33m x 6.71m) Offers remote roller door, pedestrian door to inner hall, lighting and electric points.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN A fabulous landscaped space with paved patio, paved seating area, lawn area with fenced enclosure including Wendy / treehouse, brick built BBQ and rear gated access.

Council Tax Band B - Solihull

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE - Good outdoor, variable in-home

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

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

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