

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- AMAZING OPPORTUNITY
- IDEAL FIRST TIME BUYER HOME
- VERY WELL PRESENTED
- MODERN SHOWER ROOM
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN

Yorkminster Drive, Chelmsley Wood, B37 6UA

Offers Over £200,000





## Property Description

What an amazingly well presented three bedroom family home situated on the corner of Yorkminster Drive and Ryeclose Croft. This home really is the perfect opportunity for any first time buyer looking to move into a dean crisp aesthetically pleasing home or even an investor looking for a ready made property! This home is spacious and offers porch, generous lounge, dining room and kitchen, three bedrooms two of which offer fitted wardrobes, modern style refitted shower room, lovely landscaped rear garden and also the benefit of a separate garage. Don't miss out on this fabulous opportunity, Call Green and Company to arrange your viewing.

Approached via generous sized block paved frontage with gated access into porchway.

**LOUNGE** 15' 1" x 11' 8" (4.6m x 3.56m) Is directly off the porch with laminate flooring, stairs to first floor, bay window to front, blinds, electric feature fire with surround, panel feature radiator, bi-fold doors to dining room.

**DINING ROOM** 10' 6" x 15' 0" (3.2m x 4.57m) Is also a generous size and offers French doors to garden with blinds, laminate flooring, radiator, pantry/store cupboard, archway to kitchen.

**KITCHEN** 9' 11" x 8' 3" (3.02m x 2.51m) Is a lovely room with polished floor tiles, hob and oven, integrated fridge freezer, integrated washing machine, boiler, window to rear and side with blinds, door to garden and a selection of wall and base units with tiled splash back.

**LANDING** With loft access, airing cupboard and doors to bedrooms and shower room.

**BEDROOM ONE** 14' 9" x 8' 8" (4.5m x 2.64m) With laminate flooring, window to front with blind, radiator and fitted wardrobes.

**BEDROOM TWO** 11' 0" x 6' 6" (3.35m x 1.98m) With window to rear, laminate flooring and radiator.

**BEDROOM THREE** 11' 0" x 6' 3" (3.35m x 1.91m) With window to front, blinds, laminate flooring, radiator and fitted mirror wardrobes.

**SHOWER ROOM** Has been refitted to a high modern standard, with polished flooring, spotlights, heated towel rail, walk in shower, back to wall vanity sink and WC, electric shower, polished wall tiling, mirror and window to rear with blinds.

**GARDEN** Has been tastefully landscaped and offers low maintenance and is set over two levels with Indian slate paving, sleeper borders, polished porcelain seating area, steps down to rear gate with access to garage.

**GARAGE** 15' 10" x 8' 4" (4.83m x 2.54m) With up and over door.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home

EE, Vodafone - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps.

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

\*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 Conveyer.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100