

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



LEGAL READY

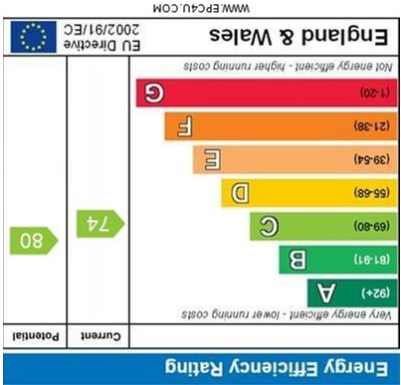
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- FAMILY OWNED FOR 74 YEARS
- LOFT ROOM WITH EN SUITE
- TWO FURTHER DOUBLE ROOMS
- CONSERVATORY
- SPACIOUS LOUNGE
- BLOCK PAVED DRIVE WITH DOUBLE GATES

Cat Lane, Shard End, B34 6PU

£220,000



## Property Description

What a lovely spacious mid terrace home on Cat Lane in Shard End. This home has been in the family for 74 years and has been well looked after throughout the family's time here. Amazing driveway with double gates and bordered with trees and shrubbery, porch into spacious hallway, generous lounge, kitchen and conservatory, three bedrooms, en suite and family bathroom all set over three floors with low maintenance rear garden. Situated with transport links, shops and amenities within 0.5 mile. Call Green and Company to arrange your viewing.

Driveway is block paved and spacious with a selection of trees and shrubbery all accessed via double gates.

PORCH With tiled floor and light.

HALL Spacious and benefits window to front, quarry tiled window sill, stairs to first floor, radiator and door to lounge and kitchen.

LOUNGE 20' 10" x 9' 10" (6.35m x 3m) Generous size with window to front, quarry tiled window sill, patio doors to rear conservatory with blinds, two radiators, electric feature fire with surround including lights.

KITCHEN 8' 4" x 6' 8" (2.54m x 2.03m) Slate effect laminate flooring, radiator, pantry cupboard, store cupboard, cooker, panel ceiling, serving hatch, selection of wall an base units, integrated fridge, sink, door to conservatory.

CONSERVATORY 8' 9" x 16' 5" (2.67m x 5m) With vinyl flooring, plumbing for washing machine, door to garden, venetian blinds, cork feature wall, radiator, combi boiler, roller blind to door.

LANDING With window to front, doors to bedrooms one, two, bathroom and airing cupboard.

BEDROOM ONE 9' 1" x 11' 8" (2.77m x 3.56m) With window to front, fitted bedroom furniture, radiator.

BEDROOM TWO 11' 6" x 9' 3" (3.51m x 2.82m) With window to rear, fitted bedroom furniture, radiator and additional wardrobe space with light.

BATHROOM 5' 4" x 6' 11" (1.63m x 2.11m) Having vinyl flooring, heated towel rail, fully tiled walls with mosaic boards, bath, wc, wash basin, electric shower and electric heater window to rear with blinds.

SECOND FLOOR Leading to:--

BEDROOM THREE 12' 0" x 11' 10" (3.66m x 3.61m) With window to rear, radiator, storage into eaves, wardrobe space, door to:-

EN SUITE 4' 7" x 6' 5" (1.4m x 1.96m) Tiled walls, walk in shower tray, window to rear, vinyl flooring, wc, sink.

REAR GARDEN Low maintenance with paved patio throughout the garden and a selection of trees and shrubbery, brick built store shed and side gate.

Council Tax Band A - Birmingham

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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