

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

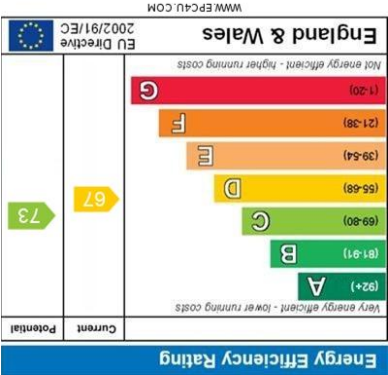


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- IDEAL OPPORTUNITY
- IDEAL FOR HILLSTONE SCHOOL
- THREE BEDROOM SEMI
- DOWNSTAIRS WC
- UTILITY ROOM
- SEPARATE SHOWER IN BATHROOM



Hillstone Road, Shard End , Birmingham, B34 7PY

£210,000





# Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a fabulous opportunity to acquire this three bedroom semi detached home in Hillstone Road, Shard End. This is ideal for first time buyers or families looking for a home to call their own and to put their own mark on it. Situated opposite Hillstone Primary School so perfect for families with children. This is a spacious home and offers off road parking, porch, spacious lounge, extended kitchen diner, utility and WC, three bedrooms and family bathroom with separate shower to first floor, finishing off is a generous sized rear garden. Do not miss out by calling Green and Company to arrange your viewing.

Approached via Hillstone Road onto tarmac driveway with raised gravel feature.

PORCH With laminate flooring and wall light.

HALL With radiator, stairs to first floor, understairs storage and doors to lounge and kitchen.

LOUNGE 21' 4" x 11' 6" (6.5m x 3.51m) Is a good size with bay window to front, gas fire, granite surround, radiator and to the rear are patio doors to dining area and additional radiator.

KITCHEN 9' 7" x 8' 3" (2.92m x 2.51m) Benefits laminate flooring, cooker, fridge, dishwasher, selection of wall and base units, tiled splashback and opens to dining area.

DINING AREA 7' 5" x 15' 6" (2.26m x 4.72m) With radiator, French doors to garden, wall lights and door to utility area and WC.

UTILITY 4' 11" x 6' 5" (1.5m x 1.96m) Is off the kitchen with useful side storage, washing machine, vanity sink, WC, vinyl flooring.

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

BEDROOM ONE 9' 8" x 14' 5" (2.95m x 4.39m) To front with two windows, radiator, fitted wardrobes and built in wardrobe over stairs.

BEDROOM TWO 11' 6" x 9' 0" (3.51m x 2.74m) Is situated to rear with fitted wardrobes and radiator.

BEDROOM THREE 11' 11" x 6' 10" (3.63m x 2.08m) Is situated to front with radiator, free standing wardrobes and built in wardrobe over stairs.

BATHROOM With two windows to rear, corner bath, vanity unit and sink, WC, separate shower cubicle with mixer shower, two radiators and fully tiled walls.

GARDEN Is a generous size with patio, lawn, shed, greenhouse, fenced boundaries and brick store room.

Council Tax Band B Birmingham City Council

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

Vodafone, O2 - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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