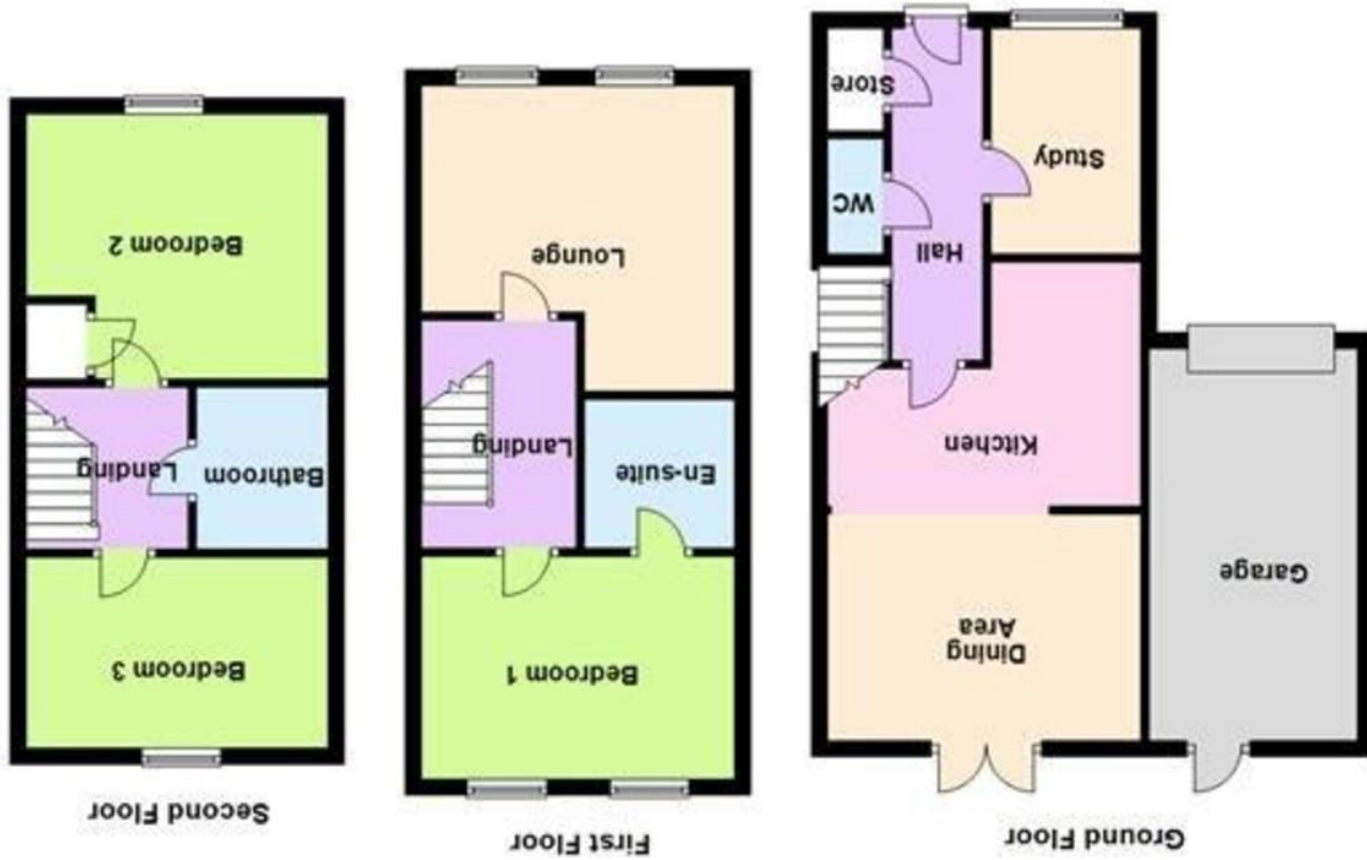
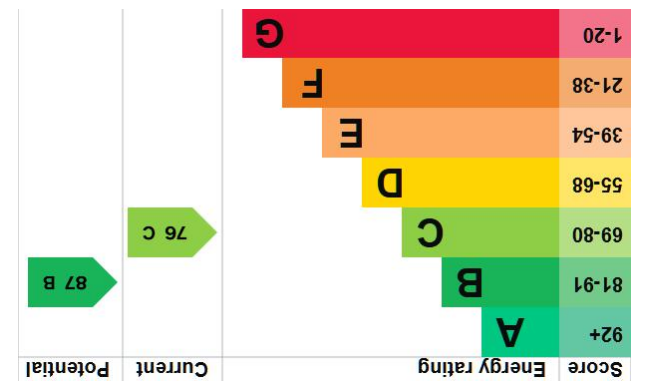


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Plan produced using PlansUp



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 THREE STOREY
- MODERN STYLE THROUGHOUT
- LANDSCAPED REAR GARDEN
- STUDY
- ENSUITE TO BEDROOM ONE
- KITCHEN/DINER



Coneyford Road, Birmingham, B34 7AY

£260,000



## Property Description

Welcome to Coneyford Road offering this very well presented three bedroom semi detached town house consisting of downstairs study, kitchen diner and WC with three double bedrooms spread over three floors and landscaped rear garden, also including garage. Situated near Kingfisher Park and Shard End Lake with local amenities within 0.5 mile to nearest shops including transport links.

Driveway to side of property in front of garage with doorway into:-

**HALL** 13' 9" x 3' 3" (4.19m x 0.99m) Having laminate wood effect flooring throughout the downstairs with door to study, kitchen diner, WC, store cupboard with radiator.

**STUDY** 9' 5" x 6' 2" (2.87m x 1.88m) Having window to front, three way spotlight and radiator.

**KITCHEN DINER** 19' 5" max x 12' 10" max (5.92m x 3.91m) Having laminate flooring with underfloor heating, a selection of modern style units wall and base, wood effect worktop, gas hob, oven, integrated dishwasher, integrated fridge freezer and plumbing for washing machine, radiator and French doors to rear garden.

**WC** With vinyl floor, WC and wash hand basin.

Stairs to first floor doors to lounge and bedroom one.

**LOUNGE** 12' 11" max x 12' 7" max (3.94m x 3.84m) Having two windows to front, radiator and blinds.

**BEDROOM ONE** 12' 11" x 9' 11" (3.94m x 3.02m) Having two windows to rear, radiator, blinds and door to ensuite.

**ENSUITE** Having shower cubicle with mixer shower with fixed head, feature tiling to the cubicle, radiator and LVT floor.

Second floor with doors to bedroom two, three and bathroom.

**BEDROOM TWO** 12' 10" x 10' 9" (3.91m x 3.28m) Having dormer style window to front and radiator.

**BEDROOM THREE** 12' 10" x 7' 7" (3.91m x 2.31m) With Velux window to rear and radiator.

**BATHROOM** Modern style room with bath, radiator, shower attachment, WC, wash basin, tiled around bath and window to side.

**REAR GARDEN** Having landscaped area, lawn area with uplighting, fenced boundaries with lighting, sunken stored area, side access and rear access to garage.

**GARAGE** (Unmeasured) Offers up and over door, lighting and pedestrian door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely

available for EE, Three, Vodafone, limited for O2

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 78Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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 leasehold with approximately 115 years remaining. Service Charge is currently running at £15 per annum and is reviewed TBC. The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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