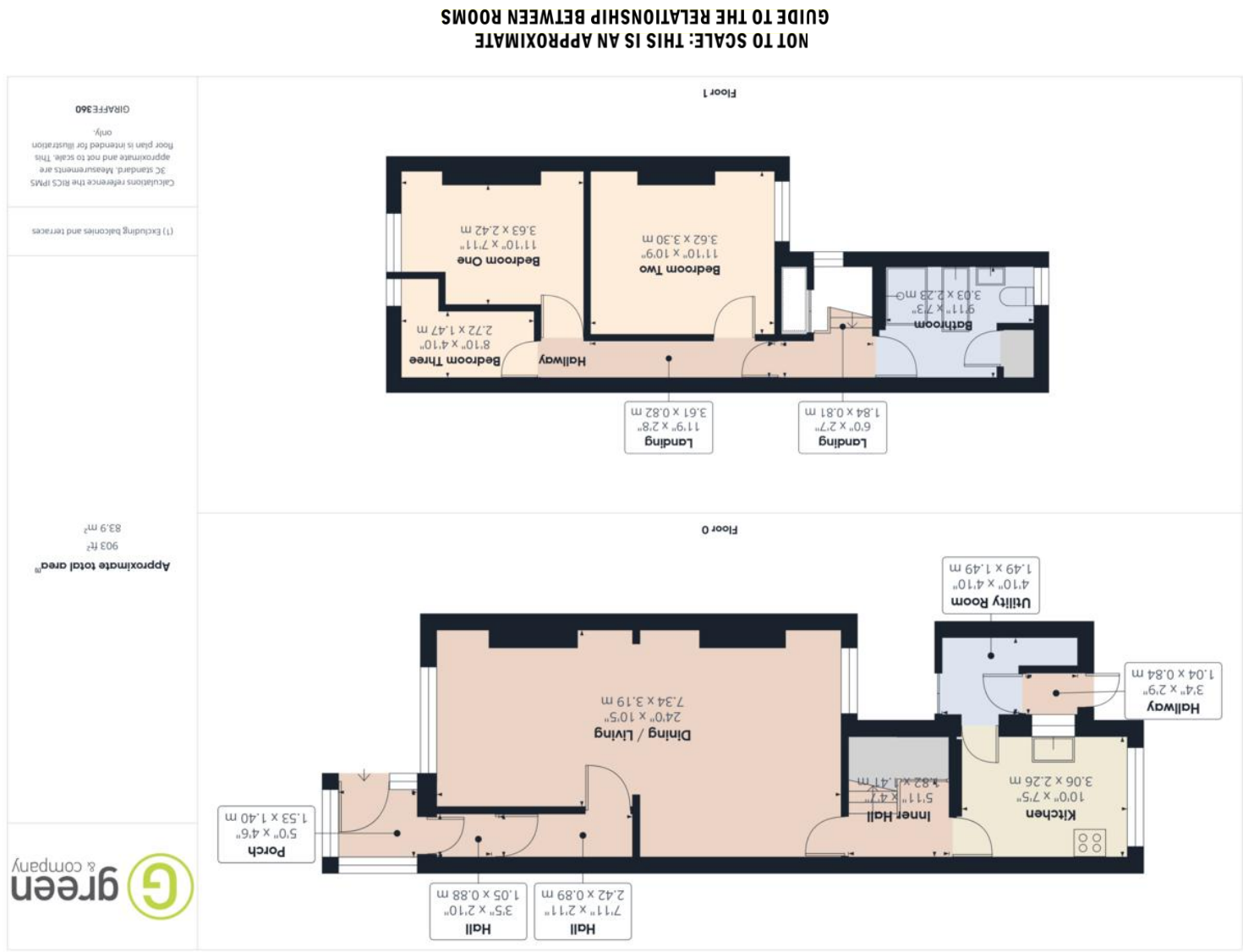




LEGAL READY

"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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		52 E	79 C

Castle Bromwich | 0121 241 1100



- QUIRKY HOME
- SPACIOUS PROPERTY
- THREE BEDROOM MID TERRACE
- SEPARATE SHOWER IN BATHROOM
- TWO SHOWERS

182 Church Road, Yardley, Birmingham, B25 8UT | Offers Over £220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Are you looking for a quirky home with something a bit different but still capturing the perfect family home. If so Church Road in Yardley is the ideal choice. This is a three bedroom mid terrace home with spacious living inside, recently fitted porch with generous hallway leading through to lounge, dining, inner hall to kitchen, useful utility to side. Quirky staircase to first floor with two landings, three bedrooms and bathroom with tub bath and separate shower. This home also comes with ample storage and wonderful rear garden having multiple seating areas. Don't miss out on this opportunity as it wont be around long. Call Green and Company to arrange your viewing.

Porch is accessed via steps and well maintained shrubbery, with wall light and door to hall.

HALL With laminate flooring, wall panels, door to lounge.

LOUNGE 24' 0" x 10' 5" (7.32m x 3.18m) A lovely room with box window to front with useful storage under windowsill, radiator, blinds, leading to:-

DINING ROOM Which doubles up as a family room with laminate flooring, radiator, window to rear, blinds, door to inner hall.

INNER HALL With laminate flooring, under stairs storage, stairs.

KITCHEN 10' 0" x 7' 5" (3.05m x 2.26m) With tiled flooring, window to rear, cooker, fridge, washing machine, tiled splash backs, window to side, wall and base units and door to utility.

UTILITY 4' 10" x 4' 10" (1.47m x 1.47m) Decked flooring, door to rear garden.

FRIST FLOOR Accessed via winding stairs with window to side, landing with laminate flooring, store cupboard, radiator, door to second landing and bathroom.

BATHROOM 9' 11" x 7' 3" (3.02m x 2.21m) A spacious room with separate shower cubicle, electric shower, spotlights, mosaic effect laminate wall covering, tub bath wit second electric shower, wc, floating sink, window to rear, airing cupboard, radiator, heated towel rail.

SECOND LANDING With loft access and doors to bedrooms one, two and three.

BEDROOM ONE 11' 10" x 10' 9" (3.61m x 3.28m) With fitted wardrobes, radiator, window to front and blinds.

BEDROOM TWO 11' 10" x 7' 11" (3.61m x 2.41m) With laminate flooring, window to rear, radiator, built-in wardrobe/shelves.

BEDROOM THREE 8' 10" x 4' 10" (2.69m x 1.47m) With laminate flooring, window to front, blinds, built-in bed.

GARDEN Set over three levels with multiple seating areas, first level benefits paved patio, steps up to covered seating area, stepping up to lawn area leading to rear of garden with open store cupboard.

Council Tax Band B - Birmingham

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

Mobile coverage for:
EE and Three - Good outdoor and in-home
O2 and Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1 100