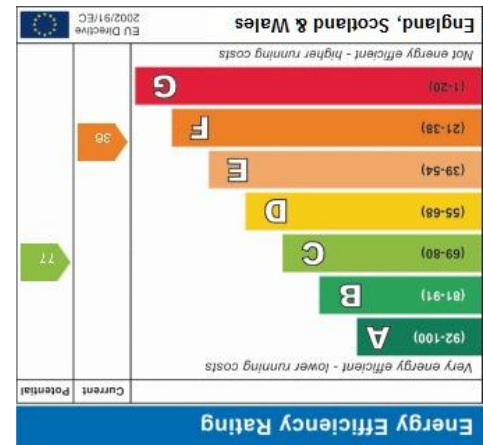


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

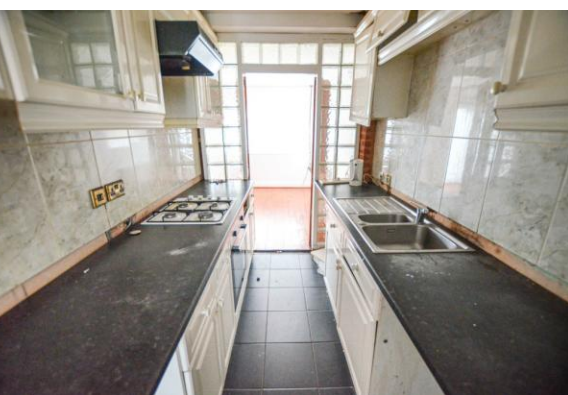
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.



Great Barr | 0121 241 4441



- Extended Semi-Detached Property
- Spacious Living Room
- Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Front & Rear Gardens

Alexandra Avenue, Handsworth, B21 0PH

Offers Over £220,000

## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

\*\*\*OPEN DAY SATURDAY 23RD MARCH 2024 NO APPOINTMENT NECESSARY\*\*\*

What a fabulous opportunity to purchase an EXTENDED SEMI-DETACHED FAMILY HOME. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of porch, hall, living room, kitchen and dining room. Whilst to the first floor there are three bedrooms and a bathroom. Outside there are gardens to the front and rear. MUST BE VIEWED to fully appreciate the overall size, presentation and potential of the accommodation on offer. NO UPWARD CHAIN. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having front garden with access to enclosed porch.

LIVING ROOM 27' 2" x 10' 9" (8.28m x 3.28m) double glazed window to front, ceiling light points, power points, two central heating radiators and open-access to dining room.

DINING ROOM 15' 4" x 10' 10" (4.67m x 3.3m) having double glazed windows to rear/side elevations, ceiling light point, power points, central heating radiator, door to kitchen and glazed doors opening to rear garden.

KITCHEN 11' 2" x 6' 1" (3.4m x 1.85m) having ceiling light points, power point, a range of matching wall/base units with work surfaces over, inset stainless steel sink/drain with mixer tap over, integrated gas hob with extractor over, integrated oven and ample space for a range of appliances.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 12' 7" (max.) x 10' 3" (3.84m x 3.12m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

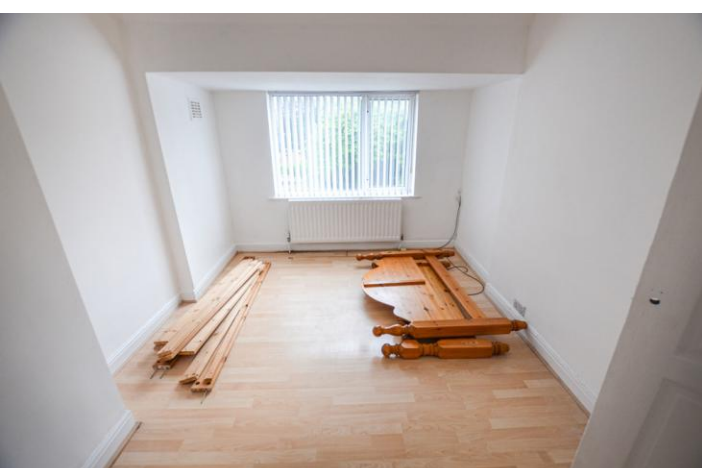
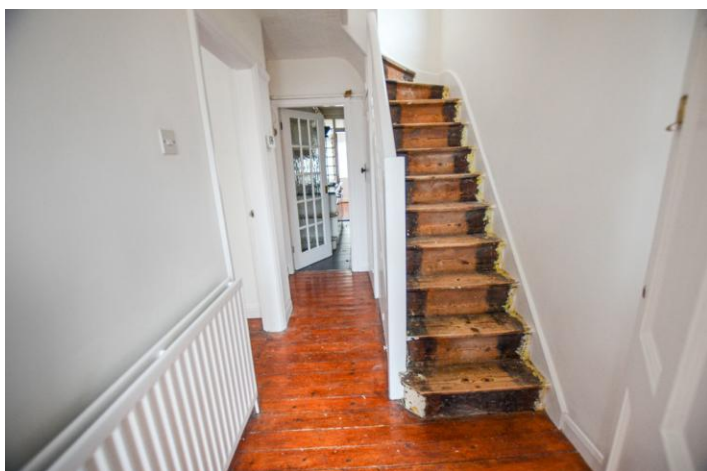
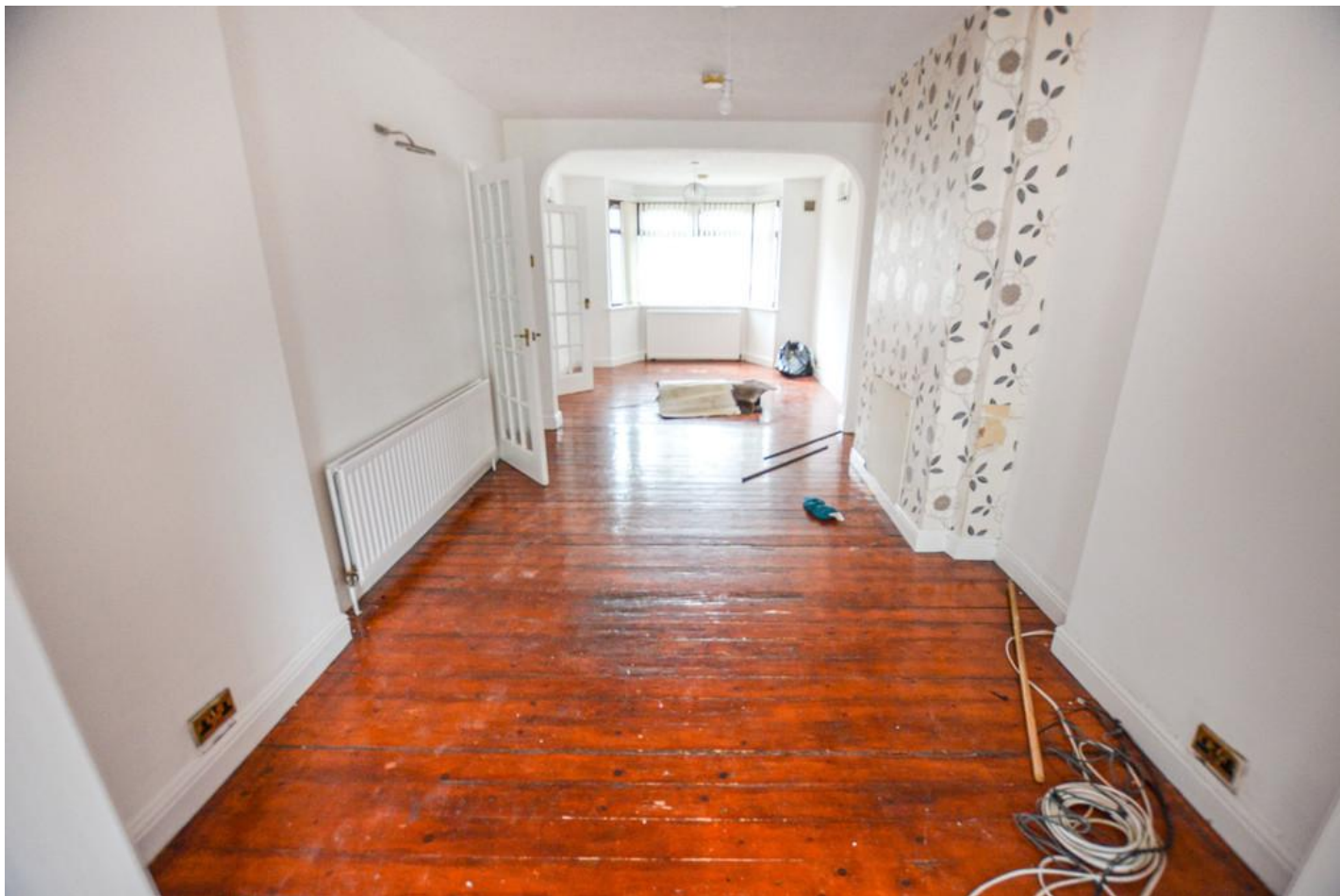
BEDROOM TWO 14' 4" x 9' 3" (4.37m x 2.82m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 7' 1" x 6' 2" (2.16m x 1.88m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM having double glazed window to rear elevation, ceiling light point, a matching suite comprising of panelled bath, shower, wash hand basin, low level w/c and complimentary tiling to splashbacks.

OUTSIDE

REAR GARDEN having paved and lawned areas to fenced perimeter.



Council Tax Band B - Birmingham City Council

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

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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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