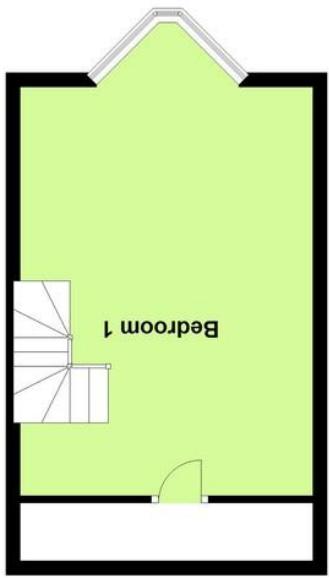
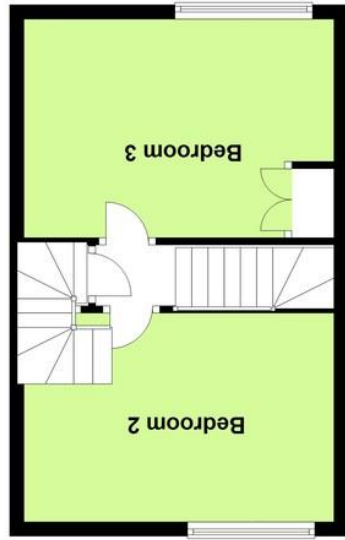


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor



First Floor

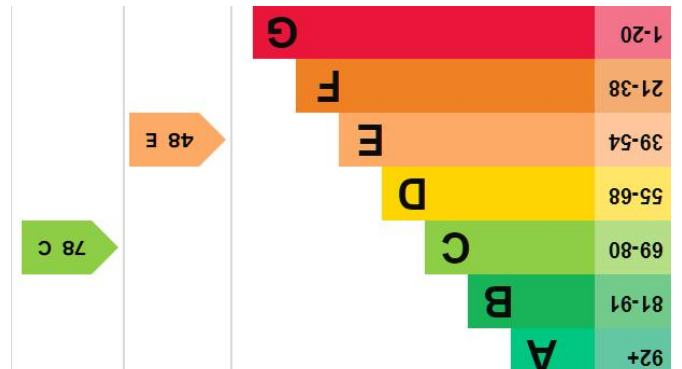


Ground Floor

**LEGAL READY**

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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Two Reception Rooms
- Three Good Sized Bedrooms
- Well Maintained Rear Garden
- Popular Residential Location
- Double Glazing & Gas Central Heating (where specified)



Moor Lane, Aston, B6 7AE

£180,000





## Property Description

**\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL\*\*\*** This SPACIOUS THREE BEDROOM PROPERTY is conveniently situated for all amenities including local shops and schools with good transport links to Birmingham City Centre. Comprising of: lounge, dining room, kitchen and ground floor family bathroom. On the first floor you have two double bedrooms with stairs leading to the second floor where you have a fabulous sized master bedroom. Outside to the front is a low maintenance garden and a generous size rear garden. Viewing Highly Recommended.

The property is approached via a paved pathway leading to front entrance door into:-

**FRONT RECEPTION ROOM** Having double glazed walk-in box bay window to front aspect, coving to ceiling, decorative ceiling rose, ceiling light point, feature brick built fireplace and door through to rear reception room.

**REAR RECEPTION ROOM** Having window to rear aspect, ceiling light point, feature fireplace, coving to ceiling, door to useful storage cupboard under stairs, stairs to first floor and doorway through to kitchen.

**KITCHEN** Modern fitted kitchen having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with drainer to side, tiled splash backs, tiled flooring, double glazed window to side aspect, integrated eye level double oven and grill, wall mounted gas central heating boiler and door through to bathroom.

**BATHROOM** Having a white suite comprising low flush wc, pedestal wash hand basin, panelled bath with fitted shower over, obscure double glazed window to side aspect, tiled splash backs and ceiling light point.

**FIRST FLOOR LANDING** Approach via turning staircase having doors off to two bedrooms and door leading up to second floor.

**BEDROOM TWO** Having double glazed window to rear aspect, coving to ceiling, ceiling light point, door to useful storage cupboard under stairs.



**BEDROOM THREE** Having double glazed window to front aspect, central heating radiator, coving to ceiling and ceiling light point.

**SECOND FLOOR** Approach via a turning staircase leading to:-

**BEDROOM ONE** Having feature triangular shaped window to front aspect, door to useful storage cupboard/walk-in wardrobe and ceiling light point.

**OUTSIDE** Having paved courtyard with lawn.

Council tax band A - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach

### 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.

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 all measurements are approximate.

