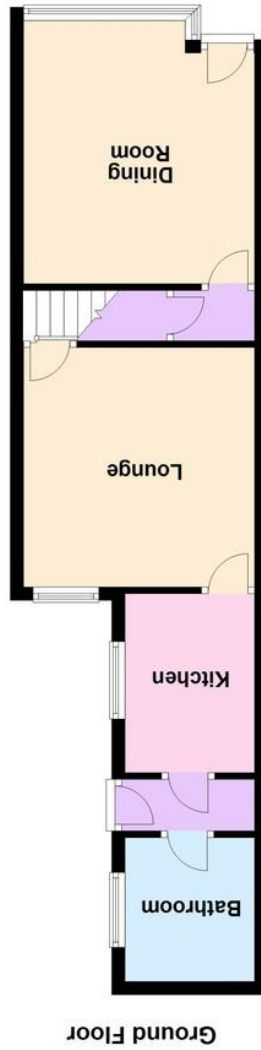
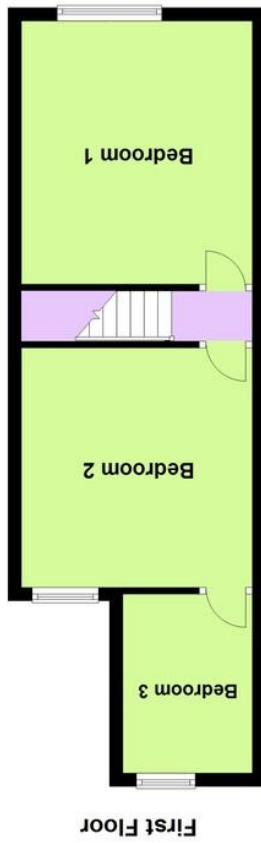
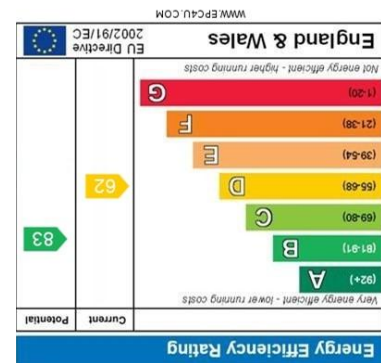


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Good Transport Links To Birmingham City Centre
- Two Reception Rooms
- Three Good Sized Bedrooms
- Well Maintained Rear Garden
- Double Glazing & Gas Central Heating (where specified)

Village Road, Aston, B6 6RD

Offers Over £160,000



## Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY. Situated in a popular residential location with all amenities nearby including local shops, good schools with public transport on hand offering ease of access to Birmingham City Centre. In brief the property comprises of: dining room, lounge, kitchen and family bathroom on the ground floor, whilst on the first floor you have three bedrooms. Outside to the rear is a low maintenance paved garden. MUST BE VIEWED to fully appreciate the potential of the accommodation on offer. NO UPWARD CHAIN.

APPROACH via front reception door.

DINING ROOM 13' 0" (max.) x 11' 5" (max.) (3.96m x 3.48m) having double glazed window, light point, power points, central heating radiator and door to lounge.

LOUNGE 11' 10" x 11' 5" (3.61m x 3.48m) having double glazed window, light point, power points, central heating radiator, stairs to first floor accommodation and door to kitchen.

KITCHEN 8' 10" x 6' 5" (2.69m x 1.96m) having double glazed window, light point, power points, a range of matching wall/base units with work surfaces over, inset stainless steel sink unit with mixer tap over, space for a range of appliances including plumbing for washing machine and door to inner hall.

INNER HALL having light point, door giving access to rear garden and door to bathroom.

BATHROOM having double glazed window, light point, central heating radiator, a matching suite comprising of bath, wash hand basin, low flush w/c and complimentary tiling to splashbacks.

FIRST FLOOR LANDING having light point and doors off to bedrooms.

BEDROOM ONE 11' 3" x 10' 3" (3.43m x 3.12m) having double glazed window, light point, power points, central heating radiator and built-in wardrobes.

BEDROOM TWO 11' 9" x 11' 5" (3.58m x 3.48m) having double glazed window to rear elevation, light point, power points, central heating radiator and door to bedroom three.

BEDROOM THREE 9' 0" x 6' 5" (2.74m x 1.96m) having double glazed window to rear elevation, light point, power points and central heating radiator.

OUTSIDE

REAR GARDEN having a paved garden space to fenced perimeter.



Council Tax Band A Birmingham City Council

Predicted 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 13Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 49Mbps. Highest available upload speed 10Mbps.  
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
 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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