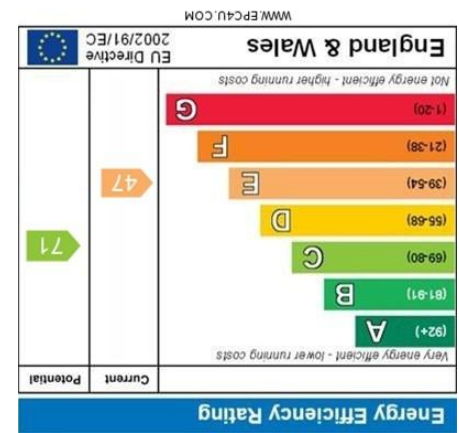


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Great Barr | 0121 241 4441



- WELL EXTENDED AND MUCH IMPROVED TERRACED HOUSE WITHIN A FEW DOORS OF LOCAL MOSQUE
- CENTRAL HEATING AND DOUBLE GLAZING
- 2 BATHROOMS AND 3 TOILETS
- 3 RECEPTION ROOMS

Ettington Road, Aston, Birmingham, B6 6EB

Offers Over £290,000



## Property Description

This spacious 5 bedroom terraced house has been well extended and much improved throughout to create a family home of much appeal. Owned since 1987 the property has undergone grant works and extensions in 2003 and 2014 to include new floors, windows and doors, replastering, bathrooms and kitchen and the boiler was replaced in approx 2021. Within a few doors away of Shahjalal Sunnia Masjid Mosque the property is also well located with regards to local schools for all ages including private schools, local shops, a selection of railway stations and bus routes and within easy reach of Aston Expressway. Viewing is recommended of the following:

**ENTRANCE VESTIBULE** With double glazed front door and half glazed inner door leading through to:-

**RECEPTION HALL** With radiator, staircase leading off.

**LOUNGE** 13' 8" into bay x 9' 6" (4.17m x 2.9m) With radiator, double glazed bay to front.

**SITTING ROOM** 12' 5" x 10' (3.78m x 3.05m) With radiator, double glazed window to rear, door leading through to:-

**DINING ROOM** 11' 4" x 8' (3.45m x 2.44m) With radiator, double glazed side window, deep under stairs cupboard with electric light, Worcester wall mounted combination gas fired central heating boiler, door leading to:-

**FITTED KITCHEN** 12' 3" x 7' 1" (3.73m x 2.16m) With double glazed side window, stainless steel sink unit, comprehensive range of fitted units along two walls including base cupboards, base drawers, range of wall cupboards, space for appliances, metro tiled splash backs, larder unit, door leading to:-

**LOBBY** With exterior double glazed door, plumbing for washing machine, further door leading to:-

**BATHROOM** 8' 2" x 7' 1" (2.49m x 2.16m) With double glazed window, fully tiled walls, panelled bath with thermostatic shower over, wash basin with vanity cupboards under, low level wc, ladder radiator.

**FIRST FLOOR LANDING** With access to secondary loft area and small under stairs cupboard.

**BEDROOM ONE** 11' 10" x 14' 6" (3.61m x 4.42m) Across the front of the house with radiator and double glazed window.

**BEDROOM TWO** 12' 7" x 8' 10" (3.84m x 2.69m) With radiator, double glazed window to rear.

**BEDROOM FIVE** 6' 0" x 8' 0" (1.83m x 2.44m) With radiator, double glazed window to rear.

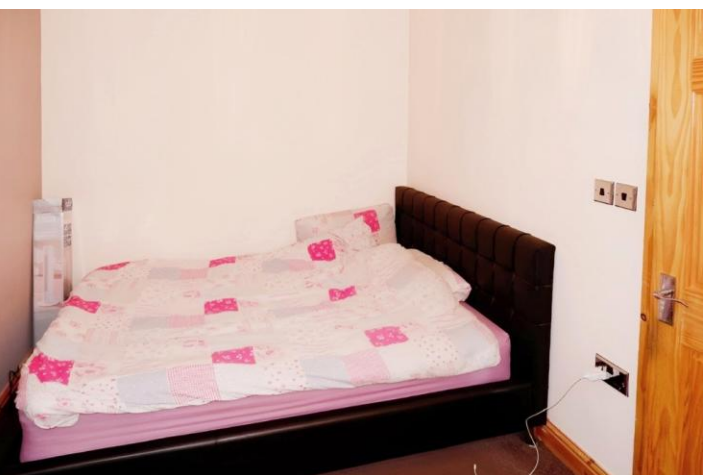
**SHOWER ROOM** Double glazed window, tiled floor and walls, wash basin with mixer tap, low level wc, corner shower compartment with electric shower over, ladder radiator.

**SECOND FLOOR LANDING**

**SEPARATE TOILET** With double glazed window, radiator, tiled floor, low level wc and wash basin.

**BEDROOM THREE** 8' 2" x 14' 6" (2.49m x 4.42m) With radiator, Velux double glazed window, access into eaves storage area.

**BEDROOM FOUR** 12' 6" x 7' 7" (3.81m x 2.31m) With radiator, double glazed window to rear.



**OUTSIDE** The house stands behind a walled fore-garden and there is a gated entry between 96 and 98.

To the rear is an enclosed garden being predominately paved and having fenced surrounds and with a southerly aspect.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 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 1000 Mbps. Highest available upload speed 100 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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