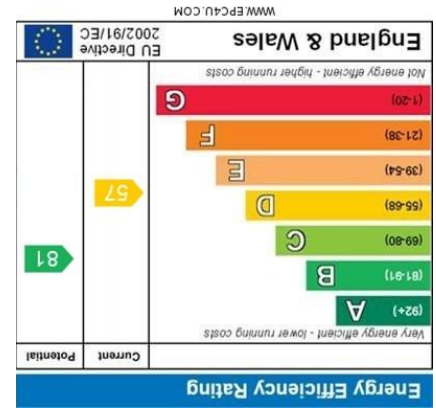


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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.  
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



- FOUR BEDROOMS
- SEMI-DETACHED
- CHAIN FREE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- REFURBISHMENT PROJECT

Hinstock Road, Handsworth Wood, Birmingham, B20 2EU

Offers Over £325,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Hinstock Road is a larger style semi detached family home with massive scope for improvement. Opposite Handsworth Park. In brief the property comprises; three reception rooms, kitchen, four bedrooms, family bathroom, large rear garden and off street parking to the front. The property also benefits from no upward to chain.

Approach the property via front garden with slope leading up to the front door and off road parking.

PORCH 2' 11" x 5' 2" (0.89m x 1.57m) Having double glazed windows to front and side and door into:-

HALLWAY 6' 7" x 15' 7" (2.01m x 4.75m) Having cupboard housing gas metre, radiator, understairs storage cupboard, stairs leading to first floor and door to:-

FRONT LOUNGE 13' 7" x 12' 1" excluding bay window 15' 3" into bay (4.14m x 3.68m excluding bay window 3.68m into bay)  
Having double glazed bay window to front, radiator and tiled fireplace and surround.

SECOND RECEPTION ROOM 14' 11" x 10' 10" (4.55m x 3.3m) Having fire surround, radiator and double glazed double doors to rear.

DINING ROOM 11' 7" x 9' 5" max (3.53m x 2.87m) Having fireplace, radiator, double glazed window to rear and door to kitchen.

KITCHEN 6' 11" x 10' 9" (2.11m x 3.28m) Having double glazed windows to both sides, door leading out to garden, wall and base units with work surfaces over, integral oven, hob and extractor, radiator, space for washing machine, stainless steel sink and drainer and tiles to splashbacks.

LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 12' 3" x 12' 4" excluding bay (3.73m x 3.76m) Having double glazed bay window to front and radiator.

BEDROOM TWO 15' x 10' 9" (4.57m x 3.28m) Having double glazed window to rear and fireplace.

BEDROOM THREE 9' 2" x 8' (2.79m x 2.44m) Having double glazed window to front and radiator.

BEDROOM FOUR 10' 9" x 6' 11" (3.28m x 2.11m) Having double glazed window to rear and radiator.

BATHROOM 6' 6" x 10' 6" (1.98m x 3.2m) Having panel bath, WC, shower cubicle, sink, radiator, tiles to floor and splash backs and double glazed window to rear.

REAR GARDEN Being mostly laid to lawn.

AGENTS NOTE There is currently no electric at the property.

Council Tax Band D 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 14 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 94 Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Openreach, VirginMedia

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.

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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