

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

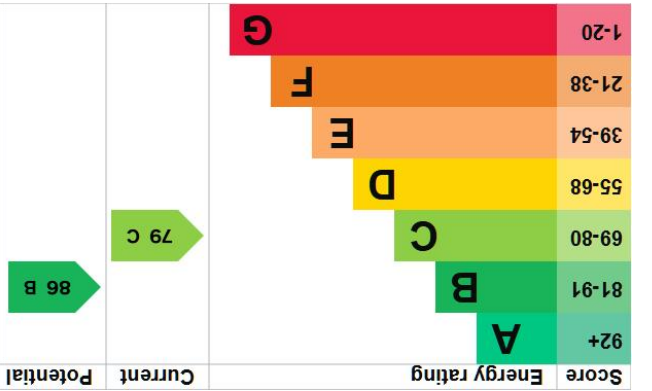


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- INVESTMENT PROPERTY
- FIVE DOUBLE BEDROOMS
- KITCHEN DINER
- OFF STREET PARKING
- SPACIOUS GARDEN
- CLOSE TO LOCAL AMENITIES

Wheeler Street, Birmingham, B19 2HB

£325,000



Property Description

DAFTT DETAILS AWAITING VENDOR APPROVAL

Wheeler Street which is located in Birmingham is currently being set up as a five bedroom house of multiple occupancy.

Approach the property via off street parking, small garden area and door leading to:-

ENTRANCE HALLWAY With stairs leading to first floor, double glazed window to front and door through to:-

LOUNGE 17' 4" x 11' 9" (5.28m x 3.58m) With two radiators, double glazed window to front, door to understairs storage cupboard and door to:-

KITCHEN 13' 9" x 15' 2" (4.19m x 4.62m) Having double glazed window to rear and side, door leading out to garden, radiator, integrated oven, hob and extractor, space for washing machine, space for fridge/freezer, door to:-

WC Having double glazed window to side, WC, pedestal wash basin and radiator.

FIRST FLOOR

LANDING Having radiator, double glazed window to side, stairs to top floor and doors to bedrooms.

BEDROOM ONE 10' 9" x 15' 4" (3.28m x 4.67m) With double glazed windows to side and rear and radiator.

MAIN BATHROOM Having panel bath with shower over, radiator, double glazed window to side, pedestal wash basin, WC and tiled.

BEDROOM TWO 8' x 12' 7" (2.44m x 3.84m) Having radiator and double glazed windows to front and side.

BEDROOM THREE 10' 3" x 11' 9" (3.12m x 3.58m) With double glazed window to front, loft access and radiator.

SECOND FLOOR

LANDING Having radiator, double glazed window to side and loft access and doors to:-

SHOWER ROOM Having shower set into recess, pedestal wash basin, WC and tiles to splash backs.

BEDROOM FOUR 15' 4" x 12' 10" (4.67m x 3.91m) Having two skylights and radiator. Limited head height.

BEDROOM FIVE 10' 10" max x 15' 4" (3.3m x 4.67m) Having double glazed windows to side and front and radiator.

OUTSIDE To the rear is a garden with a small patio area, mostly laid to lawn with fences to borders.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, Vodafone. Limited for EE and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
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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