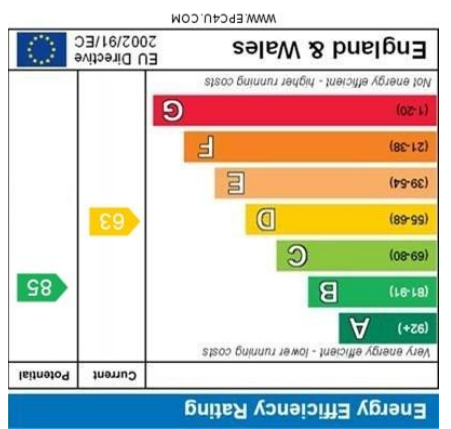


12 BRANTLEY ROAD
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY
 "How does this help me?"
 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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO CHAIN
- PRIME LOCATION
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

Brantley Road, Aston, Birmingham, B6 7DR | Offers Over £150,000



Property Description

This immaculate two bedroom mid terraced house, currently listed for sale, represents a rare opportunity for discerning buyers. Ideal for both families and couples, the property boasts two spacious double bedrooms, a large bathroom, and a recently refurbished kitchen.

The heart of the home is undoubtedly the kitchen, which has been tastefully modernised to offer a bright and airy space for cooking and dining. The kitchen's contemporary design complements the traditional character of the property, creating a unique blend of old and new.

The property offers two reception rooms, providing ample space for relaxation and entertainment. Reception room one is a particular highlight, with large windows that allow an abundance of natural light to flood in, enhancing the sense of space. The room's high ceilings add an air of grandeur and elegance to the space.

The property's location further enhances its appeal. It is ideally situated with easy access to public transport links and local amenities, and is in close proximity to several highly-rated schools, making it an excellent choice for those with children.

In terms of condition, this house is nothing short of immaculate. Every room has been meticulously maintained and presented to show-home standard, reflecting the pride and care taken by the current owners.

This property is a true gem, seamlessly blending character features with modern conveniences to create a warm and inviting home. Its unique features, combined with its prime location and pristine condition, make it a must-see for anyone seeking a quality home in this area.

PORCH With door into:-

LIVING ROOM 13' 8" x 11' 0" (4.17m x 3.35m) With laminate flooring, ceiling light point, radiator and bay window to front.

DINING ROOMS 12' 2" x 11' 0" (3.71m x 3.35m) Under stairs storage, stairs to first floor, laminate flooring, ceiling light point, radiator and window to rear.

KITCHEN 10' 8" x 6' 0" (3.25m x 1.83m) Tiled, wall and base units, oven, hob and extractor, Worcester boiler, sink, window to side, door to rear garden.

FIRST FLOOR

LANDING Ceiling light point and loft access.

BEDROOM ONE 13' 4" x 11' 2" (4.06m x 3.4m) Ceiling light point, radiator and window to front.

BEDROOM TWO 12' 2" x 10' 4" (3.71m x 3.15m) Ceiling light point, radiator, storage cupboard and window to rear.

BATHROOM 11' 2" x 6' 0" (3.4m x 1.83m) Bath, electric shower, tiled splashbacks, lino flooring, radiator, sink, WC and window to rear.

GARDEN Paved, grass area and shared alley way.



Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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.

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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441