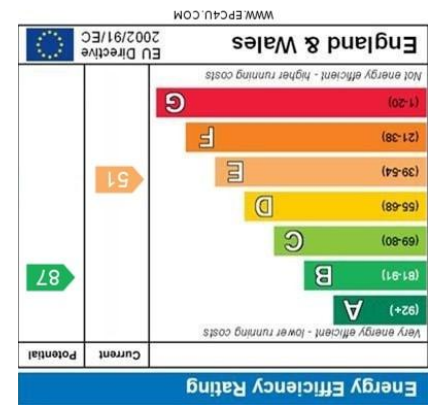


113 MILDENHALL ROA
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- SINGLE STOREY EXTENSION
- THREE BEDROOMS
- NO CHAIN
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS

Mildenhall Road, Great Barr, Birmingham, B42 2PQ

Offers Over £220,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Presenting for sale, a three bedroom semi-detached house that represents a fantastic opportunity for families or couples seeking a home to make their own. The property is in good condition and perfect for someone to put their own stamp on it. The property benefits from double glazing and central heating throughout.

Offering ample living space, the property hosts two spacious reception rooms. The first reception room is separate, boasting large windows that allow for an abundance of natural light. It promises the perfect setting for a cosy family evening. The second reception room presents an open-plan layout with direct access to the garden, making it a great space for entertaining guests or simply enjoying a quiet afternoon.

The house has three bedrooms, two of which are double-sized while the third is a single. This versatile arrangement caters to various living requirements, making it suitable for a growing family or a couple in need of guest or office space.

The property comes with a kitchen that benefits from natural light, offering a bright and airy space for culinary endeavours. A single bathroom is also part of the layout, although this area has not been detailed further.

Unique features of this house include an extended layout, providing more space than the average semi-detached home. A garage is also available, offering secure parking or additional storage space.

Situated in a location with excellent public transport links and nearby schools, the property benefits from having local amenities close by. This house presents a great opportunity to create a stunning family home, tailored to your individual taste and lifestyle.

PORCH Wall light and door through to:-

HALLWAY With wall lights, radiator and stairs off.

DOWNSTAIRS WC Window to side, ceiling light point, WC and sink.

LIVING ROOM 13' 4" x 10' 2" (4.06m x 3.1m) Ceiling light point, gas fireplace, window to front, radiator.

EXTENDED LOUNGE 16' 6" x 9' 10" (5.03m x 3m) Ceiling light point, door to rear garden, windows to garden, radiator and gas fireplace.

KITCHEN 10' 4" x 6' 6" (3.15m x 1.98m) Vinyl flooring, wall and base units, sink, window to side, boiler, cooker, space for fridge, space for washing machine.

UTILITY Windows to side, door to side and door to rear garden, ceiling light point and electric socket.

FIRST FLOOR

LANDING Wall lights.

BEDROOM ONE 14' 0" x 10' 4" (4.27m x 3.15m) Ceiling light point, radiator, bay window to front.

BEDROOM TWO 14' 8" x 10' 4" (4.47m x 3.15m) Window to rear, ceiling light point, radiator and built in cupboards.

BEDROOM THREE 7' 8" x 6' 0" (2.34m x 1.83m) Ceiling light point, radiator, bay window to front.

BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m) Vinyl flooring, half tiled walls, bath, window to rear, sink, airing cupboard.

SEPARATE WC Window to side, ceiling light point and WC.

REAR GARDEN Paved area, lawn, borders for plants and shrubs.

GARAGE Accessed via road to the rear of the property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). Garage couldn't be measured.

Council Tax Band C 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 16 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 18Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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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WANT TO SELL YOUR OWN PROPERTY?
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