

£220,000





## Property Description

For sale is an immaculate two bedroom mid terraced house, an epitome of contemporary living soaked in sublime sophistication. The property, recently renovated, boasts two capacious double bedrooms, one with an abundance of natural light illuminating the space. The single bathroom is modern and functionally elegant, fitted with a luxurious rain shower.

The property's heart is its kitchen, filled with natural light, perfect for those who love to cook and entertain. The three reception rooms provide ample living space. The first reception room is separate, featuring large windows that flood the space with light, creating a bright and airy ambience. The second reception room adopts an open-plan design, promoting a communal and social living atmosphere. The third reception room is separate, ideally suited as an office or study, catering to the needs of today's remote working and learning environment.

The house is enveloped by a charming garden, a unique feature of the property that provides a peaceful outdoor retreat. The house boasts an EPC rating of D and falls within council tax band A, offering economical living.

The location of the property is highly desirable. It is within easy access to public transport links, local amenities, and nearby schools, making it ideal for couples. In essence, this house provides a blend of comfort, convenience, and luxury. The property's unrivalled features and prime location make it a real gem in the market. Don't miss this opportunity to own your dream home.

**HALLWAY** With stairs up to first floor, ceiling light point, radiator.

**LOUNGE** 13' 0" x 12' 0" (3.96m x 3.66m) Laminate flooring, ceiling light point, radiator and window to front, electric and gas metres, understairs storage.

**KITCHEN** 10' 2" x 6' 6" (3.1m x 1.98m) Wall and base units, ceiling light point, built in oven, hob and extractor, space for fridge freezer, space for washer/dryer, sink, tiled, tiled splash backs, metal splashback around oven.

**DINING ROOM** 11' 2" x 7' 0" (3.4m x 2.13m) Ceiling light point, window to side, patio door to rear garden, laminate flooring, radiator, sink with cabinet under.

**DOWNSTAIRS WC** Having vinyl flooring, sink, WC and window to side, tiled splash backs, ceiling light point and cabinet above.

**RECEPTION ROOM** 11' 6" x 6' 6" (3.51m x 1.98m) Ceiling light point, window to rear and radiator.

**UTILITY AREA** 5' 8" x 5' 8" (1.73m x 1.73m) Vinyl flooring, ceiling light point, cupboard with plumbing for washing machine.

**FIRST FLOOR**

**LANDING** Ceiling light point, loft access.

**BEDROOM ONE** 13' 4" x 9' 8" (4.06m x 2.95m) Two windows to front, radiator, ceiling light point and storage cupboard.

**BEDROOM TWO** 9' 10" x 9' 0" (3m x 2.74m) Ceiling light point, window to rear, radiator and storage cupboard.

**BATHROOM** 6' 2" x 4' 4" (1.88m x 1.32m) Vinyl flooring, WC, window to rear, shower cubicle, bath, sink, radiator and tiled.

**GARDEN** Accessed from the dining area, with paved area, lawn, garden shed to the rear and door to access road.

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, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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?**  
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