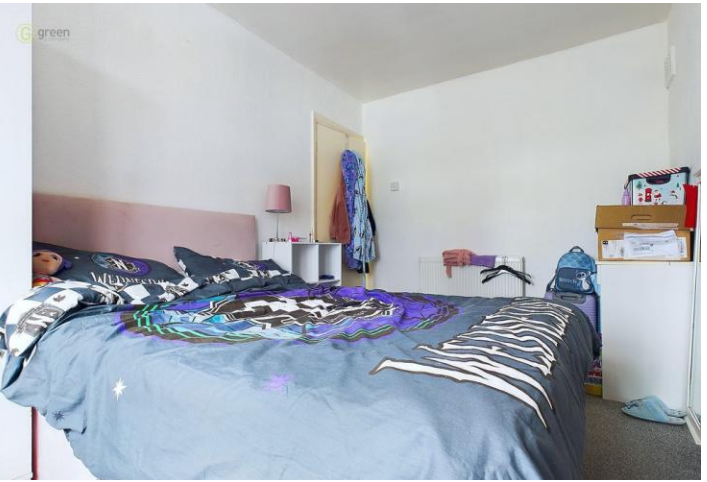




- £200,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Welcoming this well presented three bedroom mid terrace family home covering a generous 824 square feet. On the ground floor, an inviting living space welcomes you, leading to a dining room which then flows into the extended kitchen. The first floor features the private living quarters, housing three commodious bedrooms, along with a shower room. With a total of 3 bedrooms and 1 shower room, this property enhances modern lifestyles, making it an ideal choice for families or investors seeking a lucrative addition to their portfolio. Explore the potential this property has to offer and make it your own.

HALLWAY Laminate flooring, ceiling light point, radiator, stairs to first floor, storage cupboard.

LIVING ROOM 13' 6" x 11' 10" (4.11m x 3.61m) Ceiling light point, bay window to front and radiator.

DINING ROOM 13' 11" x 9' 1" (4.24m x 2.77m) Laminate flooring, window to rear, ceiling light point.

KITCHEN 13' 8" x 5' 9" (4.17m x 1.75m) Wall and base units, space for oven, two ceiling light point, space for fridge/freezer, vinyl flooring.

FIRST FLOOR LANDING Ceiling light point, loft access which is insulated.

BEDROOM ONE 13' 2" x 9' 4" (4.01m x 2.84m) Ceiling light point, radiator, window to rear.

BEDROOM TWO 12' 11" x 9' 4" (3.94m x 2.84m) Ceiling light point, window to front and radiator.

BEDROOM THREE 11' 6" x 7' 4" (3.51m x 2.24m) Ceiling light point, radiator, window to rear.

FAMILY BATHROOM 6' 8" x 7' 6" (2.03m x 2.29m) Ceiling light point, free-standing shower, toilet, sink, radiator, window to rear.

REAR GARDEN Paved area, steps leading to grass area.

Council Tax Band A - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data limited available for EE, Three, O2 and Vodafone

Broadband coverage:-
Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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