

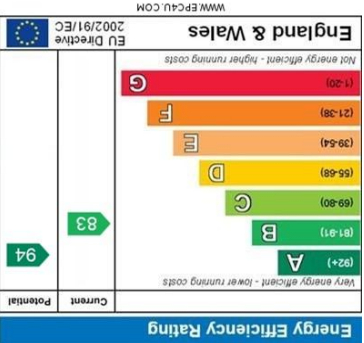
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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.



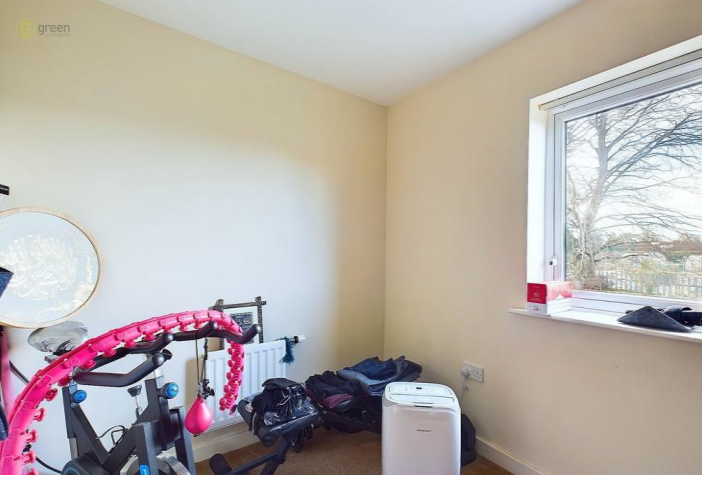
Great Barr | 0121 241 4441



- MODERN SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- MODERN FITTED DINING KITCHEN
- GUEST CLOAKROOM
- THREE BEDROOMS

Ashcroft Grove, Handsworth Wood,
Birmingham, B20 3WG

£280,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This is a beautifully designed two story property covering a total area of 874 square feet. The property presents an efficient distribution of space among its rooms. On the ground floor, you will find a combined kitchen and dining area, a sizeable living room perfect for entertaining or cozy family nights in and a guest cloakroom. The upper floor houses three additional rooms, giving you plenty of options for a home office or a guest room. The master bedroom has an en-suite shower room and there is an addition family bathroom. This property offers commodious living spaces without sacrificing homely comfort. This property is perfect for families or couples looking for a space that can accommodate guests or an in-home office.

The property is approached via a paved pathway with lawn to side leading to storm porch and feature front entrance door to:-

RECEPTION HALL Having stairs off to first floor, ceiling light point, central heating radiator and doors off to lounge, kitchen and guest cloakroom.

GUEST CLOAKROOM Having obscure double glazed window to front aspect, central heating radiator, low flush wc, pedestal wash hand basin with tiled splash backs and ceiling light point.

MODERN DINING KITCHEN 9' 9" x 14' 9" (2.97m x 4.5m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap and drainer to side, space and plumbing for washing machine, space and point for fridge, integrated oven with four ring gas hob and extractor/light chimney above, two double glazed windows to side, cupboard housing a wall mounted gas central heating boiler, central heating radiator, ceiling spotlighting, space and point for dryer, door to useful storage cupboard having ceiling light point.

LOUNGE 11' 2" x 17' 6" (3.4m x 5.33m) Having double glazed window to front aspect, double glazed patio doors to rear garden, two central heating radiators and two ceiling light points.

FIRST FLOOR Approached via easy tread staircase to first floor landing having two ceiling light points, central heating radiator, access to loft space and doors off to three bedrooms, bathroom and useful storage cupboard.

BEDROOM ONE 9' 10" x 12' 10" (3m x 3.91m) Having double glazed windows to front and side aspect, ceiling light point, central heating radiator, door to:-

EN SUITE SHOWER ROOM Having white suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle with tiled splash backs, ceiling spotlighting and extractor.

BEDROOM TWO 11' 6" x 7' 2" (3.51m x 2.18m) Double glazed window to front aspect, central heating radiator, ceiling light point.

BEDROOM THREE 7' 5" x 9' 10" (2.26m x 3m) Double glazed window to side aspect, central heating radiator, ceiling light point.

BATHROOM White suite comprising low flush wc, pedestal wash hand basin, panelled bath with fitted shower over, chrome vertical heated towel rail radiator, obscure double glazed window to side aspect and part tiled splash backs and ceiling spotlighting.

OUTSIDE To the front there is two allocated parking spaces.

To the rear is a paved patio with lawn adjoining and fenced boundaries.

Council Tax Band B Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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