







## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

This versatile 3-story property offers a total area of 83 square meters and features a practical and dynamic floor plan. As you enter, the ground floor welcomes you with a functional kitchen and two additional reception rooms, suitable for a dining area and a living room for daily enjoyment. Ascending to the first floor, you'll find Two well-proportioned rooms that can be tailored to fit your lifestyle as bedrooms, office space or even a playroom. This floor also includes a full bathroom fitted with a comfortable bathtub. The top floor completes the layout with one additional room, which can be designated to suit your needs and offers privacy and tranquillity. The property's layout makes it adaptable to a multitude of living situations and ensures efficient use of the total space available.

The property is approached via front entrance door to:-

FRONT RECEPTION ROOM 10' 11" x 11' 6" (3.33m x 3.51m) Having double glazed walk bay window, central heating radiator, coving to ceiling, ceiling fan light, door to:-

SECOND RECEPTION ROOM 11' 1" x 11' 8" (3.38m x 3.56m) Having door to storage cupboard under stairs, double glazed window to rear, central heating radiator, ceiling light point and door to staircase to first floor and door to kitchen.

KITCHEN 13' 6" x 5' 11" (4.11m x 1.8m) Having a range of base, wall and drawer units with worktop surfaces over, stainless steel sink unit with mixer tap and drainer to side, space and point for slot in cooker, tiled splashbacks, ceiling light point, double glazed window to side, door to rear garden, tiled flooring, central heating radiator and corner display cabinet, space and point for appliance and space for washing machine.

FIRST FLOOR Having easy tread staircase to first floor landing with central heating radiator, ceiling light point, doors off to two bedrooms, bathroom and open staircase upto loft room.

BEDROOM ONE 11' 0" x 11' 7" (3.35m x 3.53m) Having double glazed window to front, central heating radiator, ceiling light point.

BEDROOM TWO 8' 5" x 8' 9" (2.57m x 2.67m) Having double glazed window to rear, central heating radiator, ceiling light point.

BATHROOM 6' 4" x 5' 9" (1.93m x 1.75m) Having a suite comprising; low flush WC, pedestal wash hand basin, p shaped panel bath, obscure double glazed window to rear, tiled splash backs, ceiling light point, access to roof space, chrome vertical heated towel rail radiator and cupboard housing wall mounted gas central heating boiler.

LOFT ROOM Having Velux window to rear, central heating radiator, two wall light points and power points. Measurements are at floor level, there is restricted height due to sloping ceiling.

OUTSIDE Having paved patio area, fenced boundaries and cold water tap.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE  
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 240 Mbps. Highest available upload speed 36Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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

\*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 Conveyor.

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