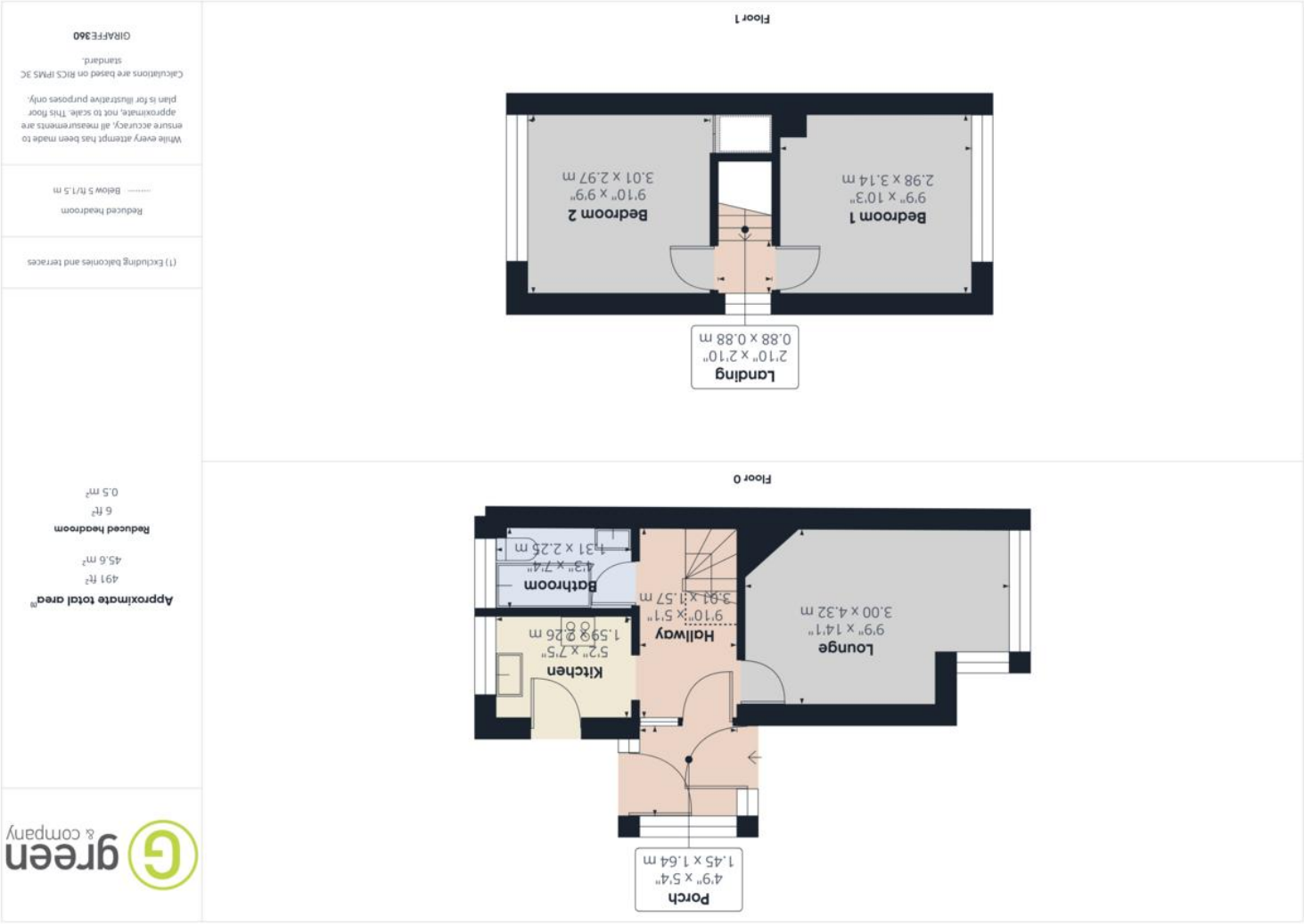


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

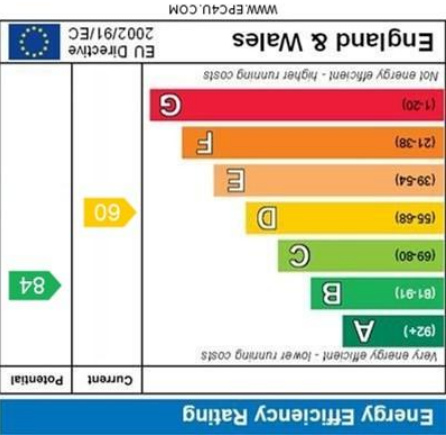


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



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- GREAT INVESTMENT OPPORTUNITY
- PERFECT FOR FIRST TIME BUYERS
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Ashworth Road, Great Barr, Birmingham, B42 2RB

£170,000



Property Description

A two bedroom semi detached house, freehold.

The front garden is part gravelled, part slabbed driveway, pathway to the side.

PORCH Double glazed window and double glazed door and rear door to the garden, lino flooring.

ENTRANCE HALL Having door to side, door to kitchen, bathroom and lounge, small cupboard under stairs, double glazed window to the side, radiator, carpeted.

LOUNGE Double glazed front windows, ceiling light, double radiator, telephone point and TV point, carpeted and curtain rails.

KITCHEN Having fitted kitchen, wall units, base units, double glazed window to the rear, door leading out to the garden, stainless steel sink, drainer, work surfaces, wooden effect, half tiled, plumbing for washing machine, fridge/freezer, central heating boiler, wood effect flooring, electric oven, gas hob.

BATHROOM Located on the ground floor, double glazed window to rear, bath with mixer taps and shower over, wash basin, extractor fan, half the room is tiled from floor to ceiling, lino flooring, enclosed light fitting.

LANDING Double glazed window to the side of the property, carpeted, ceiling light.

BEDROOM ONE Double glazed window to rear, radiator, ceiling light, carpeted, curtain rails.

BEDROOM TWO Double glazed window to front, ceiling light, radiator, carpeted, curtain rails.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 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.

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

WANT TO SELL YOUR OWN PROPERTY?
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