



green
& company

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- A photograph of a two-story red brick house. The house features a large bay window on the ground floor with a white frame and a dark roof. Above it is a smaller bay window on the first floor. The front door is dark grey with a diamond pattern and is set within an arched brick frame. A small satellite dish is mounted on the wall above the door. To the left, a white car is partially visible. The foreground shows a wet, dark driveway. A 'green' logo is in the top left corner.

£235,000



Property Description

This two-story residential property boasts a compact yet well-designed total area of 645 square feet, offering comfortable spaces for all aspects of daily life. On the ground floor, you will find a seamless integration of the kitchen and living area, complete with a fully functional stove for healthy home-cooked meals. Adjoining this is a cozy living room that provides the perfect spot for family gatherings or unwinding at the end of the day. The second floor houses two ample bedrooms, offering a private retreat for rest and relaxation. Adding to the convenience is a well-maintained bathroom equipped with a bath on this floor. Additional room on the first floor can be transformed to suit multiple purposes - be it a home office, a study nook, or a playroom for children. This property is exceptionally designed to accommodate a variety of lifestyle needs, making it an excellent choice for any prospective homeowner.

Tarmac driveway with side gated access, leading to:-

ENTRANCE HALL Double glazed door to the front, stairs to first floor, carpeted, ceiling light, radiator, wooden laminate flooring.

LOUNGE Double glazed bay window to front, carpeted, fitted blinds, ceiling light, radiator.

KITCHEN DINER Having down-lighting, fitted kitchen with wall and base units, double glazed window to rear, under stairs cupboard, sink and drainer, wooden work surfaces, tiled splash backs, electric oven and hob, electric cooker point, cooker hood, plumbing for washing machine and fridge/freezer, central heating boiler, radiator.

Dining area - double glazed door and windows to rear, wooden laminate flooring throughout, down-lighting.

FIRST FLOOR Double glazed window to side of property, ceiling light, carpeted, doors to bathroom and bedrooms.

BEDROOM ONE Double glazed bay window to front, radiator, ceiling light, carpeted and fitted blinds to window.

BEDROOM TWO Double glazed window to rear, carpeted, radiator, ceiling light.

BEDROOM THREE Double glazed window to front, ceiling light, radiator, carpeted.

BATHROOM Double glazed window to rear, bath with mixer taps, wc, wash hand basin with vanity, extractor fan, fully tiled, tiled flooring, down-lighting, electric shower over bath.

REAR GARDEN Having slabbed area, lawned area, trees, shed at the rear, cold water tap, fenced, raised decked area at the bottom of the garden.

Council Tax Band B - Birmingham City Council

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

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

*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.

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