



- £240,000



Property Description

This delightful two-storied property boasts a total 746 sqft of living space. On the ground floor, you'll be welcomed into a generously spaced living room, seamlessly leading into a fully equipped kitchen with a reliable stove. Up the stairs to the first floor, a layout of four rooms awaits, offering three sizeable bedrooms. The first floor also holds the home's main bathroom, designed with a comfortable shower. In total, this residence hosts three bedrooms and one bathroom, making it the perfect mid-sized home for various prospective homeowners. Outside you will find a large mature garden with a patio for BBQ's followed by decking at the rear of the garden. With its balance of shared living area and private quarters, it's the ideal space for work, entertaining and downtime alike. Explore the comfort, simplicity and potential of this home today.

With block paved frontage, side access to rear and front door into:-

PORCH With double glazed windows to front and door into:-

HALL With carpeted flooring, central heating radiator, ceiling lights and door to:-

LIVING ROOM 15' 1" x 12' 8" (4.6m x 3.86m) With electric fireplace, double glazed bay window to front, laminate flooring, ceiling lights and double doors into:-

KITCHEN 10' 4" x 15' 10" (3.15m x 4.83m) Having half laminate flooring and half tiled flooring, wall and base units, sink with mixer tap, integrated oven and hob with extractor fan over, space for fridge, double glazed window to rear, central heating radiator and double glazed double doors to rear garden.

FIRST FLOOR

LANDING With carpeted flooring and doors to bedrooms and bathroom.

BATHROOM Having fully tiled walls, tiled floor, walk in shower, sink with mixer tap, WC, double glazed frosted window to rear.

BEDROOM ONE 10' 3" x 9' 11" (3.12m x 3.02m) With built in wardrobe, double glazed window to rear, gas central heating radiator, laminate flooring.

BEDROOM TWO 12' 7" x 7' 8" (3.84m x 2.34m) With laminate flooring, gas central heating radiator, double glazed window to front and built in wardrobes, ceiling lights.

BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m) Having double glazed window to front, laminate wood flooring, gas central heating radiator, ceiling lights and overstairs storage cupboard.

OUTSIDE To the rear is a patio area, side access to front, steps going up to lawned area, external electrics, (currently being used for washing machine and tumble dryer) fenced boundaries, to the rear of the garden is a decked area with seating and further steps up to another decked area with shed.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

O2, Vodafone - Good outdoor and variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 35Mbps. Highest available upload speed 7Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available

upload speed 1000Mbps.

Networks in your area:- Openreach, CityFibre, 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 leasehold with approximately 936 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £9 per annum and is reviewed TBC. 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 Solicitors 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