

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

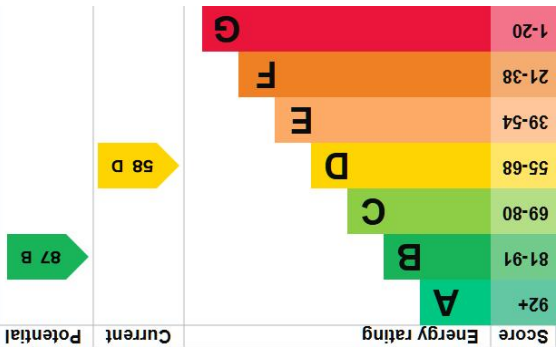


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

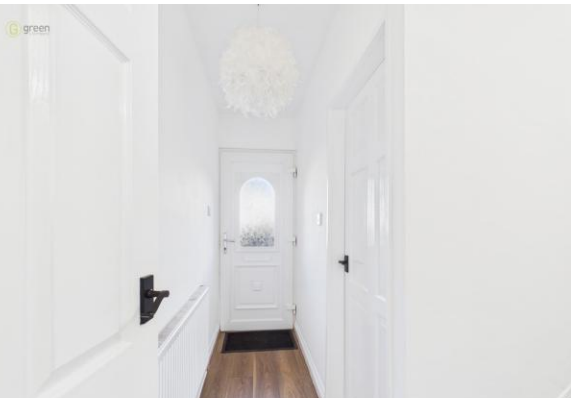
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

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



- PERFECT FOR FIRST TIME BUYERS
- GREAT VALUE FOR MONEY
- RECENTLY RENOVATE
- NO UPWARD CHAIN
- LARGER SIZED KITCHEN
- UTILITY/SIDE PASSAGE



Tresham Road, Birmingham, B44 9UD

£180,000



Property Description

First time buyers look no further! On the market now is this recently renovated, great value for money 2 bedroom home on Tresham Road. Close to local amenities, schools and transport links this home is perfectly situated in a great residential area making it the perfect start for first time home owners. The home itself compromises of a square shaped kitchen, a sun trap lounge, 2 double bedrooms and a stylish bathroom to suit. To the front, you have space for off road parking and a tidy path leading straight to the door. The kitchen is a great size matching buyers who are looking for a larger styled kitchen with the amenities to be created in to a kitchen/diner. Off the kitchen is an additional space which can be re-used to your own desire; personally I believe this to be a great space for a utility keeping any un-needed white goods out the kitchen! The living room is next, ready to be furnished and having sliding doors to the rear this cozy yet bright space is great year round and is just waiting to be styled. To the rear you have a good sized rear garden giving the next owner the option to leave their own touch on it. Upstairs is completely ready to go having 2 sizeable bedrooms along with the bathroom which has a full matching suite which includes a bath with a shower over head for all conveniences.

In short this is perfect for first time buyers with it's unusually low price and it's ready to go finish there will be little to no other homes on the market that can compare. This home won't last long so if you're interested act now before it's too late.

The property is approached via paved pathway with gravel to side leading to front entrance door into:-

RECEPTION HALL Having laminate flooring, radiator, ceiling light point, stairs to first floor and doors through to lounge and kitchen.

LOUNGE 14' 2" x 9' 9" (4.32m x 2.97m) Having double glazed sliding patio door to rear garden, laminate flooring, coving to ceiling, ceiling rose, ceiling light point and radiator.

KITCHEN 10' 9" x 11' 8" (3.28m x 3.56m) Having a range of wall, base and drawer units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap and drainer to side, wall mounted gas central heating boiler, fitted oven with four ring gas hob, extractor/light over, tiled splash backs, glass display cabinets, double glazed window to front, coving to ceiling, ceiling light point, radiator and door through to:-

SIDE PASSAGE/UTILITY ROOM 3' 11" x 10' 7" (1.19m x 3.23m) Having fluorescent strip light, concrete flooring, space and plumbing for washing machine and doors to front and rear.

FIRST FLOOR

LANDING Approached via easy tread staircase and having obscure double glazed window to side, radiator, access to loft space, ceiling light point, doors off to bedrooms and bathroom.

BEDROOM ONE 14' 3" x 9' 11" (4.34m x 3.02m) Having double glazed window to rear, radiator and ceiling light point.

BEDROOM TWO 7' 10" x 11' 11" (2.39m x 3.63m) Having double glazed window to front, radiator and ceiling light point.

BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m) Having a white suite comprising; panel bath, pedestal wash hand basin, low flush WC, complementary wall tiling, radiator, obscure double glazed window to front and ceiling light point.

OUTSIDE Having paved patio area with steps to lawn, door to useful side passage and fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
Three - Good outdoor and in home
EE, O2, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?
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