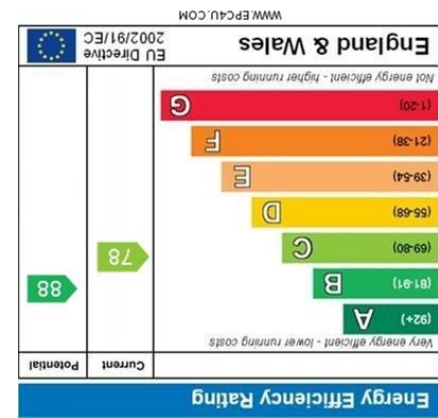


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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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- FOUR BEDROOMS
- EN-SUITE OFF MASTER BEDROOM
- GUEST WC
- FAMILY BATHROOM
- REAR GARDEN
- MUCH SOUGHT AFTER LOCATION

Jackdaw Road, Erdington, Birmingham, B23 5AN

£258,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green & Company are delighted to bring to market this modern style three storey four bedroom semi detached property occupies a popular and convenient location with excellent views onto park land, being well served by many local amenities including nearby shops and schools and public transport links and easy access to neighbouring areas. The property briefly comprises hallway, snug/sitting room, guest wc, open plan lounge/kitchen, four well proportioned bedrooms, family bathroom, and en-suite off the master bedroom. The property benefits from double glazing and central heating (both where specified), rear garden, off road parking and side garage.

ENTRANCE HALL Having laminated wood floor, radiator, storage cupboard, part feature tiling to walls, stairs to first floor and access through to:

FAMILY DINING KITCHEN 20' max 14' 6" min x 12' 10" max 6' min (6.1m x 3.91m) Having double glazed double doors and windows to rear, radiator, laminated wood floor and a fitted range of wall, base and drawer units with roll top work surface over incorporating stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, integrated oven, hob and extractor hood, space for fridge freezer, tiled splash backs, ample space for dining table and lounge furniture.

GUEST CLOAKROOM Having tiled flooring, central heating radiator, low flush wc unit and had wash basin with fitted storage below

SNUG / FAMILY ROOM 9' 2" x 6' 1" (2.79m x 1.85m) Having double glazed window to fore and radiator.

FIRST FLOOR LANDING Having stairs to second floor landing, radiator and doors leading.

BEDROOM ONE 13' max x 10' 10" to wardrobes x 10' 4" (3.96m x 3.3m) Having two double glazed windows to rear, fitted wardrobes, radiator and access to:

EN SUITE SHOWER ROOM Having tiled flooring, complementary tiling to walls, central heating radiator and a suite comprising low flush wc unit, pedestal hand wash basin and shower cubicle with shower over

BEDROOM TWO 12' 7" max 9' 4" min x 12' 10" max 6' min (3.84m x 3.91m) Having two double glazed windows to fore and two radiators.

SECOND FLOOR LANDING Having loft access and doors off to:

BEDROOM THREE 12' 10" max 9' 5" min x 11' 10" max (3.91m x 3.61m) Having double glazed window to fore, radiator and built-in airing cupboard.

BEDROOM FOUR 12' 11" x 8' 2" (3.94m x 2.49m) Having opening sky light window to rear and radiator.

FAMILY BATHROOM Having double glazed window to side, panelled bath with mixer shower over, WC, pedestal wash hand basin, radiator and extractor fan.

OUTSIDE The property sits behind a fore garden with paved access to front door and off road parking for vehicles.

REAR GARDEN Having artificial lawn, fenced perimeter, patio area and outside tap.

GARAGE 17' 3" x 8' 9" (5.26m x 2.67m) Having up and over door to fore, power and light and door to garden.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 168 Mbps. Highest available upload speed 23 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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 leasehold with approximately 111 years remaining. Service Charge is currently running at £75 and is reviewed (awaiting confirmation). The Ground Rent is currently running at (awaiting confirmation) and is reviewed (awaiting confirmation). 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.

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WANT TO SELL YOUR OWN PROPERTY?

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