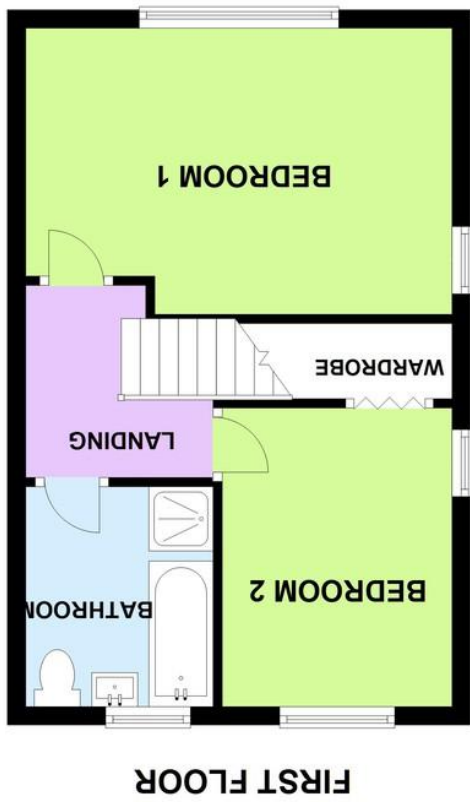


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

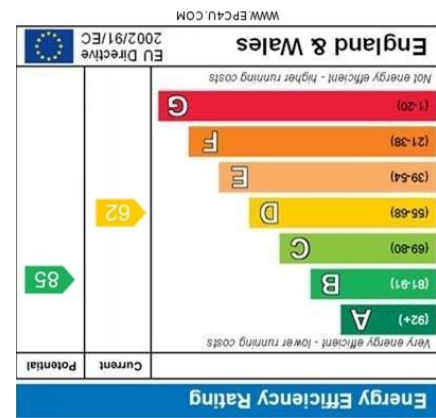
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Boldmere | 0121 321 3991



- TWO/THREE BEDROOM END TERRACE HOUSE
- NO ONWARDS CHAIN
- GROUND FLOOR EXTENSION
- MODERN KITCHEN AND BATHROOM
- SPACIOUS ENCLOSED REAR GARDEN



Gipsy Lane, Erdington, Birmingham, B23 7SU

Offers over £220,000



Property Description

Green and Co are delighted to offer for sale this spacious two/three bedroom end of terrace house. The ground floor has been carefully designed and extended to create a spacious dining area off the lounge and a further reception room which could also be used as a downstairs bedroom. The kitchen has a range of integrated appliances and has a modern feel to it with a breakfast bar island. Moving on upstairs are two double bedrooms and a four piece suite family bathroom. Outside is a spacious enclosed rear garden with gated side access. Early viewing is highly recommended.

ENTRANCE HALL With wood effect laminate flooring, ceiling light, central heating radiator and entrance doors to lounge, reception room/bedroom three, kitchen and stairs to first floor.

LOUNGE 15' 2" x 10' 5" (4.62m x 3.18m) Wood effect laminate flooring, ceiling light, power points, central heating radiator, bay window to front. ****photograph shows gas fire, this has now been removed****

DINING AREA 10' 5" x 8' 9" (3.18m x 2.67m) Wood effect laminate flooring, ceiling light, power points, bay window to front.

RECEPTION ROOM/BED ROOM THREE 17' 4" x 8' 8" (5.28m x 2.64m) Carpeted, ceiling light, central heating radiator, power points, double glazed doors to rear garden, double glazed window to rear.

KITCHEN 14' 9" max x 10' 9" max (4.5m x 3.28m) Tiled flooring, ceiling light, built-in washing machine, built-in tumble dryer, built-in microwave, built-in fridge/freezer, built-in dishwasher, electric oven, gas hob and extractor, range of wall and base units, power points some with USB connectors, under stairs storage cupboard, island with breakfast bar, window to rear, door to rear garden, stainless steel sink and drainer, cupboard housing boiler.

FIRST FLOOR LANDING Carpeted, ceiling light, power points and loft access.

BEDROOM ONE 15' 2" max x 10' 5" max (4.62m x 3.18m) Carpeted, ceiling light, power points, central heating radiator, two double glazed windows one to front and one to side.

BEDROOM TWO 11' x 8' 1" (3.35m x 2.46m) Carpeted, ceiling light, power points, central heating radiator, two double glazed windows one to side and one to rear, built-in wardrobe.

FAMILY BATHROOM 7' 10" x 6' 8" (2.39m x 2.03m) Tiled flooring, ceiling light, central heating towel rail, radiator, low level wc, hand wash basin, bath, separate shower, part tiled walls, window to rear.

OUTSIDE To the rear of the property is an enclosed rear garden with side gated access.

Council Tax Band A - 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:-

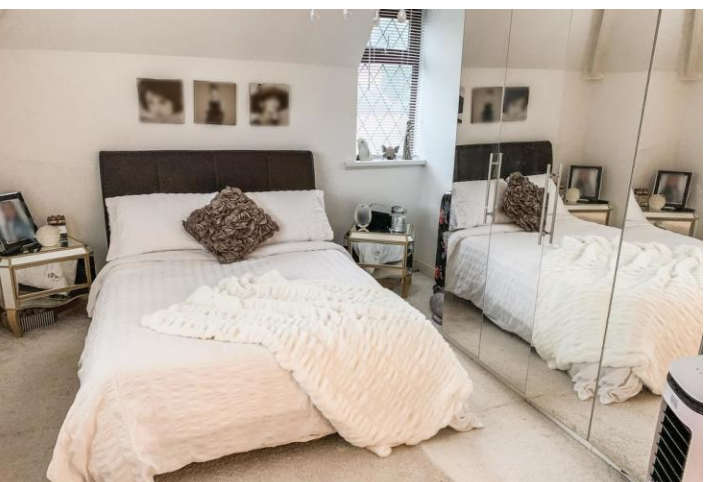
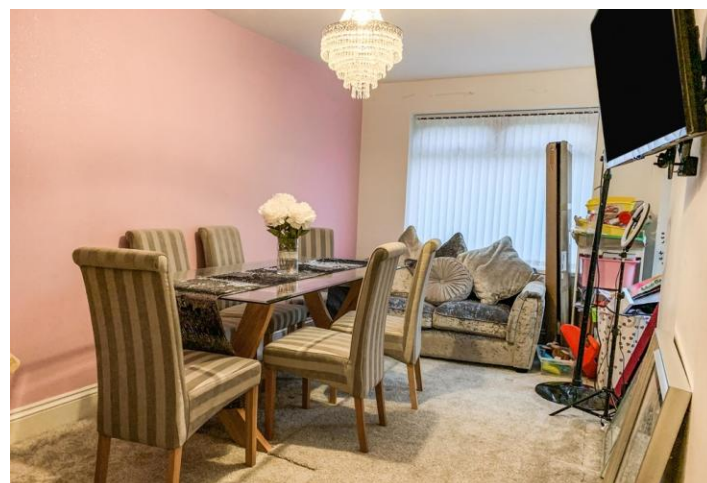
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

