

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

Total area: approx. 88.3 sq. metres (950.9 sq. feet)  
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 Plan produced using PlanUp



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	
			83 B

Boldmere | 0121 321 3991



- NO CHAIN
- IDEAL FIRST TIME BUYER HOME
- KITCHEN/DINER
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE

Marshmont Way, Erdington, Birmingham, B23 5XY

Offers over £250,000



## Property Description

Are you looking for a home with NO CHAIN and offers crisp family living then look no further. This ideal first time buyer/investor home benefits spacious lounge, kitchen/diner, three bedrooms, family bathroom and garage. Within 0.5 mile for O scott Academy and 1 mile from Chester Road Train Station. This home is not to be missed call Green and Company to arrange your viewing.

Approached with off road parking and lawn to fore, entering porchway with laminate flooring into:-

**LOUNGE** 15' 1" x 10' 9" (4.6m x 3.28m) With window to front, blinds, radiator, laminate flooring, door to kitchen and stairs to first floor.

**KITCHEN DINER** 18' 7" x 8' 8" (5.66m x 2.64m) Benefitting two windows to rear with blinds offering natural light, laminate flooring, wall lights to dining area, three way spot light to kitchen, selection of modern style wall and base units, plumbing for washing machine, integrated oven gas hob extractor, understairs storage and door to side access.

**FIRST FLOOR LANDING** With window to side, doors to bedrooms, bathroom and two airing cupboards.

**BEDROOM ONE** 13' 8" x 10' (4.17m x 3.05m) With window to front, blinds, and radiator.

**BEDROOM TWO** 10' 3" x 10' (3.12m x 3.05m) With window to rear, blinds, radiator and single built in wardrobe.

**BEDROOM THREE** 8' 9" x 8' 4" (2.67m x 2.54m) With window to front, blinds and radiator.

**BATHROOM** Benefits from bath with shower attachment, vanity sink and unit, back to wall WC, tiled floor, window to rear with blinds, tiled around bath and radiator.

**GARAGE** 17' 1" x 8' 2" (5.21m x 2.49m) With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The rear garden benefits from paved patio area, dwarf wall raising up to lawn with a selection of mature and established trees and shrubs

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone.  
 Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.  
 Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.  
 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?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991