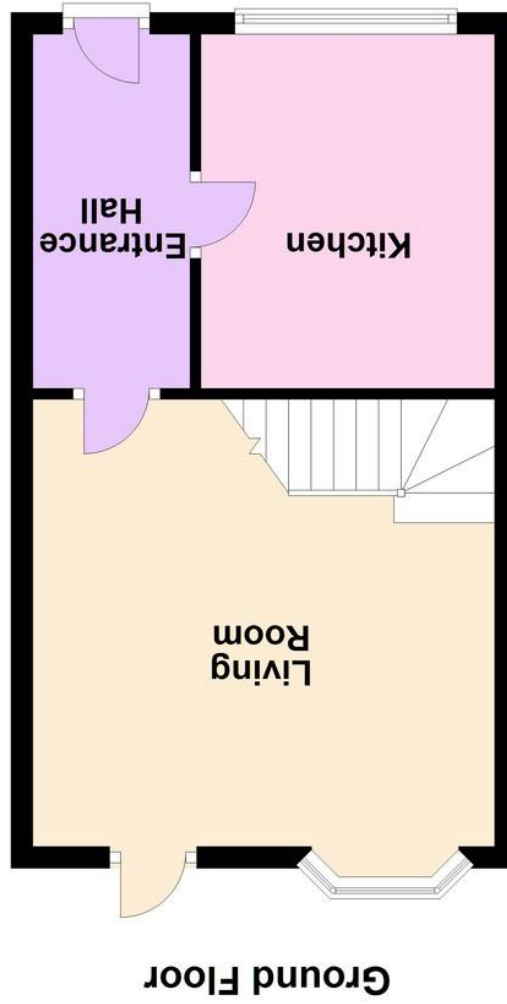
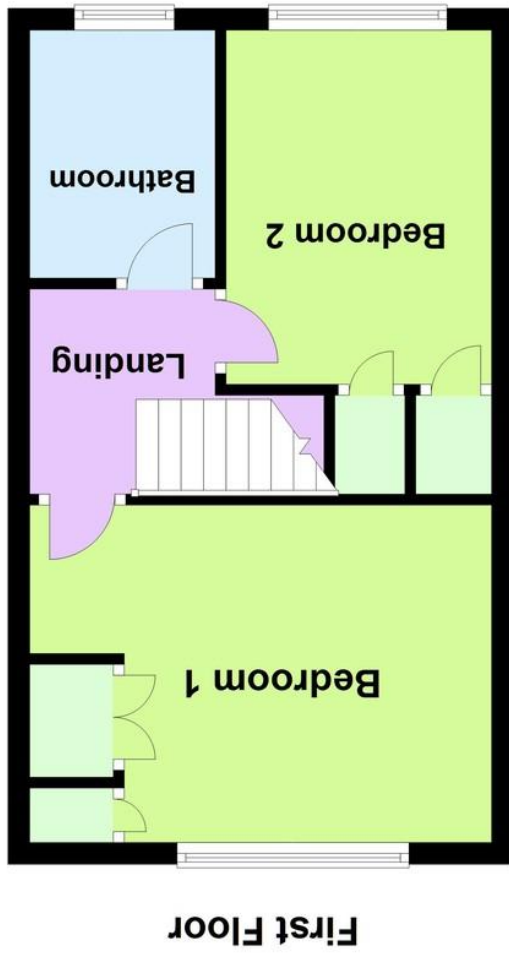


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



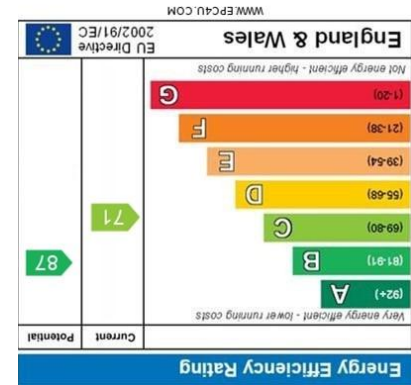
LEGAL READY

"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 BEDROOM END OF TERRACE HOME
- IDEAL FOR FIRST TIME BUYERS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- CUL DE SAC LOCATION



Hawthorn Close, Erdington, Birmingham, B23 5NQ

£200,000



Property Description

We are delighted to present to the market this end of terrace property listed for sale. The property is tastefully neutral in its decoration, offering a blank canvas for prospective buyers to make their own. The accommodation on offer is well-proportioned and versatile, boasting one reception room, one kitchen, two bedrooms, and a bathroom. The reception room serves as the heart of the home, offering a comfortable space for relaxation and socialising. The kitchen is well-equipped and offers ample space for everyday cooking. The two bedrooms are of good size and offer plenty of storage options. The bathroom is well-appointed, featuring all essentials. The property further benefits from a driveway providing off road parking, a unique feature that adds to the convenience of the home. Located in a quiet cul de sac location with excellent public transport links and local amenities, this property offers the perfect blend of tranquillity and connectivity. Whether you're looking to commute or simply enjoy the local area, you'll find everything you need within easy reach. This property is ideally suited for first time buyers. It offers a comfortable and spacious living environment, complete with all the necessary features for modern life. The neutral decoration throughout the property provides an excellent opportunity to personalise the space to your own taste.

In conclusion, this end of terrace property offers a fantastic opportunity for those seeking a well-presented home in a convenient and quiet location. With its unique features and advantageous location, it is sure to attract a lot of interest. Don't miss out on this wonderful opportunity, book a viewing today.

ENTRANCE HALL Providing access to living areas.

KITCHEN 10' 8" x 8' 10" (3.25m x 2.69m) Having a range of wall and base units, cooker, gas hob, double glazed window, radiator, ceiling light and power points.

LIVING ROOM 13' 6" x 13' 3" (4.11m x 4.04m) Having double glazed bay window, double glazed French door, radiator, ceiling light and power points.

LANDING Providing access to both bedrooms and bathroom.

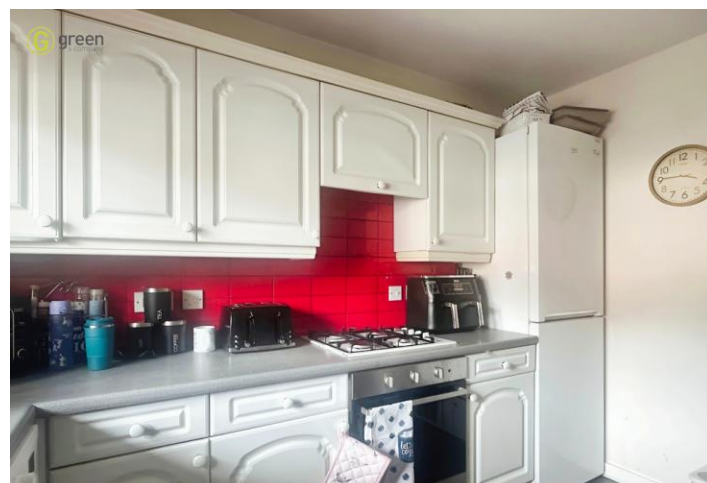
BEDROOM ONE 10' 3" x 13' 3 max" (3.12m x 4.04m) Carpeted and having double glazed window, radiator, ceiling light, fitted wardrobes and power points.

BEDROOM TWO 10' 8" x 7' 5" (3.25m x 2.26m) Carpeted and having double glazed window, fitted storage, radiator, ceiling light and power points.

BATHROOM 7' 6" x 5' 7" (2.29m x 1.7m) Having double glazed window, bath with overhead shower, low level w/c, wash basin and ceiling light.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone



Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 61 Mbps. Highest available upload speed 17Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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

