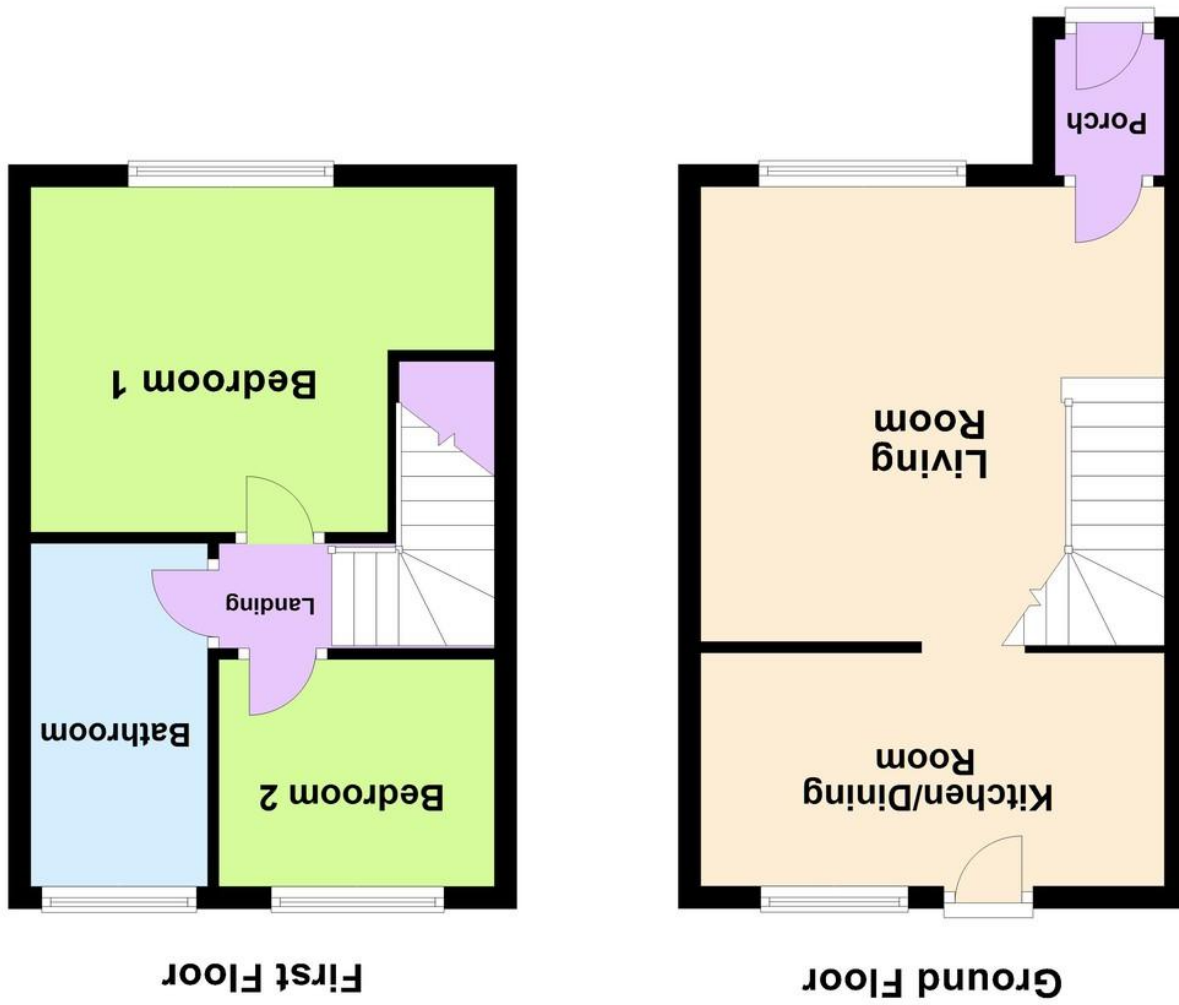
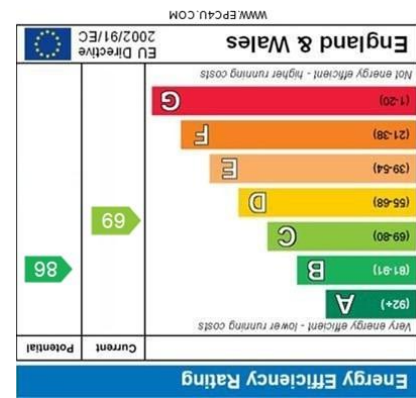


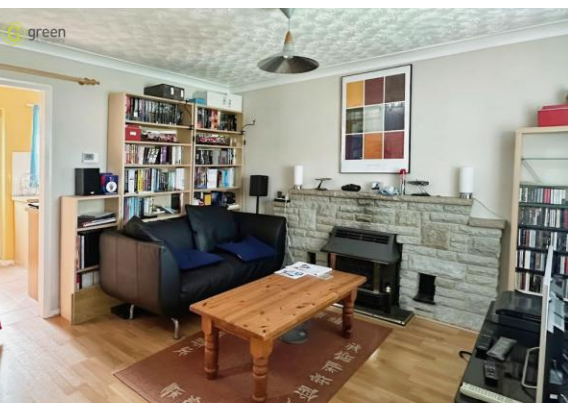
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- TWO BEDROOM SEMI DETACHED HOME
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Pugin Gardens, Birmingham, B23 5YF

£210,000



Property Description

We are delighted to present this semi-detached property, currently listed for sale. The property is neutrally decorated, offering a blank canvas for potential buyers to personalise and make their own. It provides an amiable setting for all, but it is particularly ideal for families and couples, offering a warm and inviting atmosphere. The accommodation comprises a well-proportioned reception room, perfect for entertaining or simply relaxing after a long day. The kitchen is also of a good size, providing ample space for all your culinary needs. Two bedrooms are included in the property, both generously sized and offering potential for personalisation. The residence also features a spacious bathroom, ensuring all your needs are catered for. One of the unique features of this property is the inclusion of a driveway, providing added convenience for the residents. The location of this property is one of its strongest selling points. It is well-linked with public transport, ensuring easy commuting to and from work or school. Local amenities are also within a short distance, adding to the convenience and appeal of this property.

This semi-detached property offers a combination of comfort, convenience, and potential, making it an excellent choice for those looking to make their next property purchase. Don't miss this opportunity to own a home that promises a lifestyle of convenience and comfort.

PORCH 3' 3" x 4' (0.99m x 1.22m)

LIVING ROOM 13' 5" x 13' 8" (4.09m x 4.17m) Having window to front, radiator, ceiling light and power points.

KITCHEN 6' 10" x 13' 8" (2.08m x 4.17m) Having a range of wall and base units, window to rear, French door to rear garden, radiator, ceiling light and power points.

LANDING Providing access to both bedrooms and bathroom.

BEDROOM ONE 10' 2" x 11 max' (3.1m x 3.35m) Having window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 7' 2" x 8' 4" (2.18m x 2.54m) Having window to rear, radiator, ceiling light and power points.

BATHROOM 10' 5" x 5' 1" (3.18m x 1.55m) Having window to rear, bath with overhead shower, low level wc, 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 Three and O2, limited for EE and Vodafone and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 57 Mbps. Highest available upload speed 15 Mbps.

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

