

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

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	65 D	
69-80	C		
81-91	B		85 B
92+	A		

Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TWO SEPARATE RECEPTION ROOMS
- SPACIOUS GARDEN

Gravelly Lane, Erdington, Birmingham, B23 6LS

£250,000



Property Description

We are pleased to present this neutrally decorated semi-detached property, currently listed for sale. This home offers potential buyers a superb blend of space and comfort, ideally suited for families and couples alike. Upon stepping inside, you'll be greeted by two inviting reception rooms, both generous in size and offering plenty of natural light. These rooms are perfect for entertaining guests or for quiet evenings in, providing a versatile space to meet your lifestyle needs. Further into the property, you will find a well-equipped kitchen. With ample storage and preparation space, it creates the ideal environment for those who take pleasure in cooking. The property boasts three charming bedrooms. Each room is spacious, offering a calm retreat after a long day. The house is also serviced by a well-appointed bathroom, offering modern conveniences and a comfortable space to start and end your day. One of the main attractions of this property is its excellent location. Conveniently situated close to a range of local amenities, everything you need is within easy reach. Furthermore, the property benefits from excellent public transport links, making commuting or exploring the local area a breeze.

In summary, this semi-detached property offers a blend of comfort and convenience, making it a fantastic choice for those seeking a spacious and well-located home. We encourage interested parties to arrange a viewing at their earliest convenience to fully appreciate what this property has to offer.

ENTRANCE HALL Providing access to living areas and stairs leading off.

LOUNGE 11' 5" x 13' 5" (3.48m x 4.09m) Having double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 11' 5" x 11' 5" (3.48m x 3.48m) Having double glazed French doors to rear garden, radiator, ceiling light and power points.

KITCHEN 22' x 8' 9" (6.71m x 2.67m) Having a range of wall and base units, double glazed windows to side, radiator, ceiling light and power points.

WET ROOM 9' 4" x 3' 6" (2.84m x 1.07m) Having walk in shower, low level wc, wash basin, double glazed window and ceiling light.

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 11' 6" x 10' 2" (3.51m x 3.1m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM TWO 11' 5" x 11' 6" (3.48m x 3.51m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 11' 5" x 6' 3" (3.48m x 1.91m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 8' 5" x 8' 9" (2.57m x 2.67m) Having walk in shower, low level wc, wash basin, double glazed window and ceiling light.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Virgin Media, 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 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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