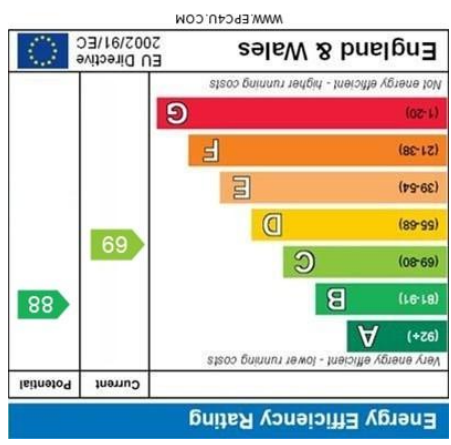


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

When every effort has been made to ensure the accuracy of the floorplans contained herein, the Seller and the Agent accept no liability for any errors or omissions. The floorplans are provided for information only and should not be relied upon for any purpose. All dimensions are approximate and may vary slightly from the actual dimensions of the property. The floorplans are not to scale and are not intended to be used as a guide to the actual dimensions of the property. The floorplans are provided for information only and should not be relied upon for any purpose.



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



- THREE BEDROOM SEMI DETACHED HOME
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES
- CUL DE SAC LOCATION
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN

Walsh Grove, Erdington, Birmingham, B23 5XE

£250,000



Property Description

We are delighted to present this semi-detached property for sale, ideal for families and couples alike. Located in a convenient area with excellent public transport links and local amenities nearby, this property offers a perfect balance of tranquillity and accessibility. The interior of the house comprises three bedrooms, offering comfortable accommodation for a growing family. Additionally, there is a well-maintained bathroom and a modern kitchen, providing all the essential features for a comfortable lifestyle. Externally, the property benefits from a garage, a driveway providing off road parking for multiple vehicles and a lovely garden, perfect for outdoor activities or simply enjoying the fresh air.

Whether you are looking for a cozy family home or a comfortable space for a couple, this property ticks all the boxes. Don't miss the opportunity to make this immaculate semi-detached house your new home. Contact us today to arrange a viewing.

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

LOUNGE 12' 8" x 12' 2" (3.86m x 3.71m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN/DINER 9' 7" x 15' 6" (2.92m x 4.72m) Having a range of wall and base units, cooker, gas hob, double glazed window, double glazed sliding door to conservatory, radiator, ceiling light and power points.

CONSERVATORY 8' 11" x 9' 9" (2.72m x 2.97m)

LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 8' 6" x 11' 9" (2.59m x 3.58m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 8' 5" x 8' 11" (2.57m x 2.72m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM THREE 7' 10" x 5' 11" (2.39m x 1.8m) Carpeted and having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

SHOWER ROOM 6' 8" x 6' (2.03m x 1.83m) Tiled throughout and having wall in shower, low level wc, wash basin, heated towel rail, double glazed window and ceiling light.

DETACHED GARAGE 17' 2" x 8' 11" (5.23m x 2.72m) Having power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.2 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps. Networks in your area - Openread

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

