

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**green**  
& company



£275,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

This charming terraced property is now available for purchase. With a charming and neutrally decorated interior, this home is a blank canvas waiting for your personal touch. A property that has been maintained to a high standard, it offers a sense of warmth and tranquillity, making it an ideal home for families and couples alike. The property comprises two generously proportioned bedrooms, a full bathroom, and a well-appointed kitchen. The kitchen provides space for home-cooked meals, ensuring a comfortable and functional living experience. In addition to the bedrooms and kitchen, the property boasts two inviting reception rooms, promising ample space for relaxation and socialising. With a layout that is both practical and versatile, these rooms can adapt to your lifestyle needs, whether it is for quiet contemplation or hosting guests. One of the standout features of this property is its location. Situated within reach of excellent public transport links, the home offers easy access to a range of local amenities, making your daily life convenient and hassle-free. Despite its central location, the property is nestled in a quiet neighbourhood, allowing you to enjoy the best of both worlds - the vibrancy of city life and the tranquillity of a peaceful residential community.

In conclusion, this terraced property presents a fantastic opportunity for those seeking a comfortable, well-located home that they can make their own. Its neutral decor, convenient location, and versatile spaces make it an attractive option for a wide range of buyers. Please call us now to avoid early disappointment.

**LIVING ROOM** 11' 1" x 9' 10" (3.38m x 3m) Having double glazed bay window, radiator, ceiling light and power points.

**DINING ROOM** 12' 3" x 11' 1" (3.73m x 3.38m) Having double glazed window, radiator, ceiling light and power points.

**KITCHEN** 8' 11" x 5' 11" (2.72m x 1.8m) Having double glazed French door to rear garden, range of wall and base units, cooker, gas hob, ceiling light and power points.

**UTILITY ROOM** 6' x 5' 10" (1.83m x 1.78m) Having double glazed window to side, wall units, ceiling light and power points.

**FIRST FLOOR LANDING** Providing access to both bedrooms and family bathroom.

**BEDROOM ONE** 11' 2" x 11' 2" (3.4m x 3.4m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 2" x 8' 1" (3.71m x 2.46m) Carpeted, double glazed window to rear, ceiling light, radiator and power points.

**BATHROOM** 8' 8" x 5' 10" (2.64m x 1.78m) Tiled throughout, double glazed window to rear, bath with overhead shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991