

Offers In Excess Of £450,000



Property Description

NEW TO MARKET this superbly presented three bedroom semi-detached home that occupies a sought after location within Boldmere, having public transport on hand being close to Wyld Green and Chester Road train stations as well as having shops and amenities in the vicinity. This property benefits from having a driveway providing off road parking, a separate garage and a spacious rear garden with a garden room/office. The property in brief comprises ; entrance reception hall, lounge, open plan kitchen/diner and sitting area, utility, downstairs wc. The upstairs has three well proportioned bedrooms and a bathroom. Please call us now to book your viewing!

HALLWAY Approached by entrance door, having staircase off to first floor accommodation, radiator and doors of to

GUEST CLOAKROOM Having wash hand basin and low-level w.c.

LOUNGE 15' 9" x 11' 2" (4.8m x 3.4m) Having the focal point to this room is the log burner with surround and hearth and having a radiator, ceiling light point, double glazed bay window to the front

OPEN PLAN SITTING/DINING AND KITCHEN
SITTING AREA 12' 8" x 10' 4" (3.86m x 3.15m) - having fireplace, radiator, ceiling light point

KITCHEN/DINING AREA 12' 10" x 16' 8" (3.91m x 5.08m) - having double glazed bifold doors to rear, double glazed window and skylight, kitchen has been refitted with a comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap, fitted gas hob, extractor hood above, two built in ovens and microwave, integrated fridge/freezer and dishwasher

UTILITY ROOM 8' 8" x 6' 1" (2.64m x 1.85m) Having a range of units with sink unit with mixer tap and space for washing machine,

FIRST FLOOR LANDING Having double glazed window, access to loft and doors off to bedrooms and bathroom .

BEDROOM ONE 16' 6" x 11' 4" (5.03m x 3.45m) Having a radiator , ceiling light point double glazed bay window to front

BEDROOM TWO 11' 11" x 11' 2" (3.63m x 3.4m) Having a radiator, ceiling light point and double glazed window to rear

BEDROOM THREE 9' 7" x 6' 4" (2.92m x 1.93m) Having a radiator, ceiling light point and double glazed window

FAMILY BATHROOM comprising a white suite with a panelled bath, wash hand basin with unit under, low flush WC, complementary tiling to part walls and floor, chrome heated towel rail, double glazed window to rear elevation.

GARDEN ROOM/OFFICE 8' 2" x 11' 5" (2.5m x 3.5m) double glazed doors, power point, ceiling light point,

OUTSIDE to the rear there is a large enclosed garden with a paved patio, steps leading to a further patio, decking and lawned area with a variety of shrubs and trees and shed

TIMBER GARAGE (unmeasured) In separate block. (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 - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for 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 79 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 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