

Offers in the region of
£375,000



Property Description

OFFERED WITH NO ONWARD CHAIN

This well presented three bed link detached bungalow occupies a most convenient and coveted cul-de-sac location set within close proximity of excellent local amenities including shops, transport links and local doctors surgery . The generous accommodation on offer briefly includes a kitchen, generous lounge, conservatory , three bedrooms, en-suite shower room to master bedroom and family bathroom. A n early viewing is essential in order to avoid disappointment.

ENTRANCE HALL Providing access to living areas.

LIVING ROOM 10' 6" x 16' 8" (3.2m x 5.08m) Carpeted, having double glazed sliding doors to conservatory , radiator, ceiling light and power points.

KITCHEN 8' 1" x 15' 3" (2.46m x 4.65m) Having herringbone flooring, double glazed window to rear, a range of wall and base units, cooker, hob, ceiling light and power points.

CONSERVATORY 10' 3" x 10' 10" (3.12m x 3.3m) Tiled flooring, double glazed windows to rear and side, double glazed French doors to rear garden, ceiling light.

BEDROOM ONE 10' 4" x 14' 11" (3.15m x 4.55m) Carpeted, double glazed window to front, fitted wardrobes, radiator, ceiling light and power points.

EN SUITE 6' 1" x 3' 10" (1.85m x 1.17m) Tiled throughout, walk-in shower, low level wc, wash basin, heated towel rail and ceiling light.

BEDROOM TWO 8' 2" x 9' 2" (2.49m x 2.79m) Carpeted, double glazed window to front and side, radiator, ceiling light and power points.

BEDROOM THREE 8' 2" x 9' 4" (2.49m x 2.84m) Carpeted, double glazed window to side, radiator, ceiling light and power points.

BATHROOM 6' 0" x 6' 3" (1.83m x 1.91m) Tiled throughout, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE 7' 10" x 16' 1" (2.39m x 4.9m) Having power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 74 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:- 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.

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