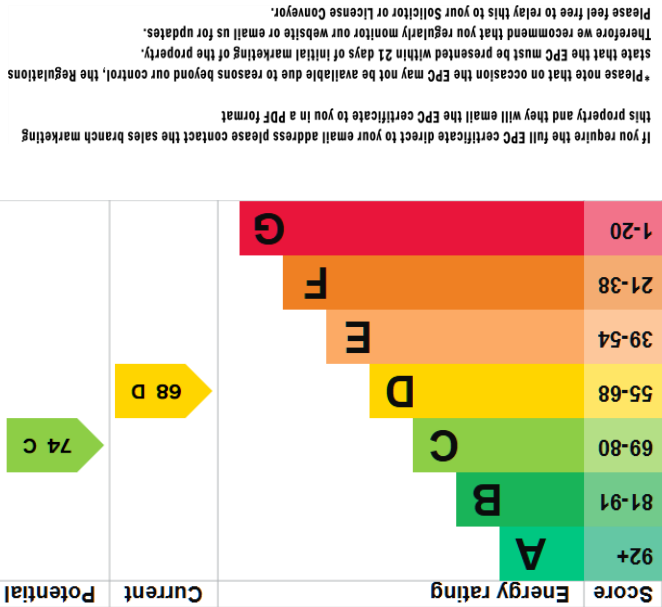


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Boldmere | 0121 321 3991



- THREE BEDROOM END TERRACE HOME
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING
- BEAUTIFUL GARDEN
- FANTASTIC TRANSPORT LINKS



Dunslade Road, Erdington, Birmingham, B23 5LP

£200,000





## Property Description

Presenting for sale, an end terraced property that has been neutrally decorated throughout, offering a blank canvas for the new owners to make their own. This dwelling boasts a total of three bedrooms, perfectly suited to accommodate families or couples seeking ample living space. The property features a kitchen, equipped with ample counter space and storage facilities to cater to all your culinary needs and a reception room providing versatility. The property comes with a single bathroom, thoughtfully designed to cater to the occupants' every day needs. In addition, the property also benefits from a driveway, ensuring that residents and guests alike will have no issues with vehicle accommodation. Located within close proximity to public transport links, this property simplifies commutes and travel. Local amenities are also within easy reach, making day-to-day living convenient and hassle-free.

In summary, this end terraced property offers a great opportunity for families and couples seeking a comfortable and conveniently located home. The neutral décor provides a perfect backdrop for you to add your personal touch.

Give us a call now to book your viewing!

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

LIVING ROOM 12' 8" x 13' 5" (3.86m x 4.09m) Carpeted and having window to front, radiator, ceiling light and power points.

KITCHEN 10' 6" x 6' 2" (3.2m x 1.88m) Having window to rear, french door to rear garden, a range of wall and base units, ceiling light and power points.

BATHROOM 4' 7" x 6' 3" (1.4m x 1.91m) Having window to rear, bath with over head shower, low level wc, wash basin and ceiling light.

LANDING Providing access to all three bedrooms.

BEDROOM ONE 12' 9" x 9' 1" (3.89m x 2.77m) Carpeted and having two windows to front, radiator, ceiling light and power points.

BEDROOM TWO 8' 0" x 10' 9" (2.44m x 3.28m) Carpeted and having window to rear, radiator, ceiling light and power points.

BEDROOM THREE 7' 6" x 7' 9" (2.29m x 2.36m) Carpeted and having window to rear, radiator, ceiling light and power points.

Council Tax Band B - Birmingham

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 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 105 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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.

\*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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991