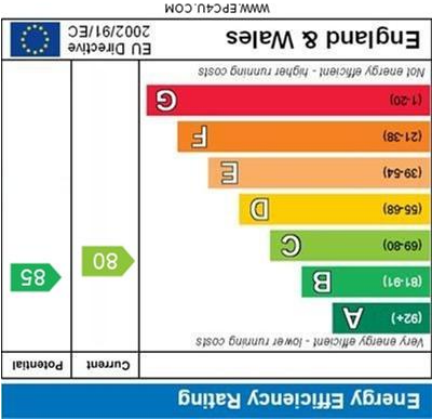


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



Guillimot Grove, Erdington, Birmingham, B23 5AL

£250,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MASTER WITH ENSUITE AND DRESSING AREA
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- GARAGE EN BLOCK







## Property Description

We are delighted to bring to market this three double bed roomed, mid town house situated in a quiet cul-de-sac location with accessible commuter links. The property is approached via a small fore garden. The accommodation comprises entrance hallway, guest W.C., fitted kitchen with good size lounge diner with French doors opening onto the rear garden, on the 1st floor there are 2 double bedrooms and a separate family bathroom and on the 2nd floor there is a master bedroom suite with bedroom area, dressing room/nursery and separate en-suite shower room. The property benefits from double glazing and central heating (both where specified), low maintenance rear garden and garage en-bloc with allocated parking space in front of the garage. Viewing is considered essential to appreciate the size and standard of accommodation on offer.

**ENTRANCE HALL** Having radiator, built in storage cupboard, stairs to first floor landing and doors off to guest W.C., kitchen and lounge/diner

**GUEST CLOAKROOM** Having low level W.C. unit, wash hand basin, and radiator.

**KITCHEN** 12' 8" x 6' 2" (3.86m x 1.88m) Having double glazed window to front elevation, wall mounted central heating boiler, radiator and complementary tile effect to walls. The kitchen is fitted with a contemporary range of wall, drawer and base level units with work surfaces over, incorporating stainless steel sink unit with mixer tap over, integrated oven, hob and extractor hood over, space and plumbing for a washing machine, and dishwasher and further white goods

**LOUNGE/DINER** 16' 3" x 13' 3" (4.95m x 4.04m) Having double glazed French doors opening out onto the rear garden with double glazed windows to either side, doors off to useful understairs storage cupboard, laminate flooring, radiator and two ceiling light points.

**FIRST FLOOR LANDING** Having radiator and doors off to bedroom two, bedroom three and the family bathroom.

**BEDROOM TWO** 9' 11" x 13' 3" (3.02m x 4.04m) Having double glazed window to the rear, ceiling light point and central heating radiator.

**BEDROOM THREE** 9' 3" x 13' 3" (2.82m x 4.04m) Having two double glazed windows to the front elevation ceiling light point, and central heating radiator.

**FAMILY BATHROOM** 6' 4" x 6' 3" (1.93m x 1.91m) The family bathroom is fitted with a white three piece bathroom suite comprising, panelled bath with mixer shower over, pedestal wash hand basin, low level W.C., central heating radiator,

**SECOND FLOOR LANDING** having door off to

**MASTER BEDROOM** 12' 10" x 9' 8" (3.91m x 2.95m) Having double glazed dormer window to the front elevation, two central heating radiators, and open access into the dressing room

**DRESSING AREA** 10' 2" x 6' 5" (3.1m x 1.96m) A very versatile addition to the master bedroom suite with velux skylight to ceiling, radiator, and door leading to en-suite shower room

**EN SUITE SHOWER ROOM** 6' 11" x 6' 7" (2.11m x 2.01m) Having Velux skylight, central heating radiator and storage cupboard. The suite comprises low flush wc unit, pedestal hand wash basin and shower cubicle with shower over

**REAR GARDEN** to the rear is a lovely enclosed garden with patio area and artificial lawn.

**GARAGE EN-BLOC** There is a garage en-bloc with up and over door with an allocated parking space in front of the garage. The garage is positioned within the courtyard. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**AGENTS NOTE** We understand the seller pays £167.00 per six months towards maintenance of the estate.

Council Tax Band C - Birmingham

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

Mobile coverage for:  
EE - Good outdoor and in-home  
O2, Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.  
Broadband Type = Superfast Highest available download speed 57 Mbps. Highest available upload speed 16 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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

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