

£350,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This traditional style semi detached house is well situated for local amenities including the shops and facilities in Boldmere, with public transport on hand and local schools in the vicinity. Despite its need for modernisation, the property holds great potential for those willing to undertake a small project. It boasts three bedrooms, making it a great opportunity for investors or a family alike.. The property also features two reception rooms, providing ample space for family living and entertaining, extended kitchen with a store room off which has a potential to be converted into a utility room. ample off road parking and garage and lovely large rear garden

In summary, this property, while requiring some modernisation, is a fantastic opportunity for someone looking to put their own stamp on their new home. With its generous space, excellent location and potential for personalisation, it's waiting for the right buyer to realise its full potential

DRIVEWAY being blocked paved and providing ample off road parking

ENCLOSED PORCH having doors into

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

LOUNGE 11' 10" x 12' 5" (3.61m x 3.78m) Having double glazed bay window to front, fireplace with gas fire point, central heating radiator, ceiling light point and arch into

DINING ROOM 11' 10" x 11' 11" (3.61m x 3.63m) ceiling light point, central heating radiator and double glazed patio doors garden,

KITCHEN 6' 1" x 16' 8" (1.85m x 5.08m) having a range of base and wall units, one and a half bowl sink unit with mixer tap, gas cooker point and plumbing for washing machine, central heating radiator and two double glazed window and door to garden

STORE ROOM 7' 3" x 5' 9" (2.21m x 1.75m) having ceiling light point and door to garage

FIRST FLOOR LANDING having doors to

BEDROOM ONE 11' 0" x 12' 5" (3.35m x 3.78m) having central heating radiator, ceiling light point and double glazed window to rear

BEDROOM TWO 10' 2" x 11' 11" (3.1m x 3.63m) having fitted wardrobes, ceiling light point, central heating radiator and double glazed bay window to front

BEDROOM THREE 7' 0" x 8' 9" (2.13m x 2.67m) having central heating radiator, ceiling light point and double glazed window to front

FAMILY SHOWER ROOM 6' 11" x 8' 8" (2.11m x 2.64m) tiled splash backs, shower compartment with mixer shower over, low level wc, wash basin central heating radiator, double glazed window to rear.

GARAGE 7' 11" x 16' 1" (2.41m x 4.9m) having double opening doors
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN To the rear is a lovely enclosed garden with paved patio, steps upto a lawn area with trees and shrubs and a garden shed

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 - Good outdoor

Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 leasehold with approximately 901 years remaining. The Ground Rent is currently running at £4.46 per annum and is reviewed (to be confirmed). 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 Solicitors 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