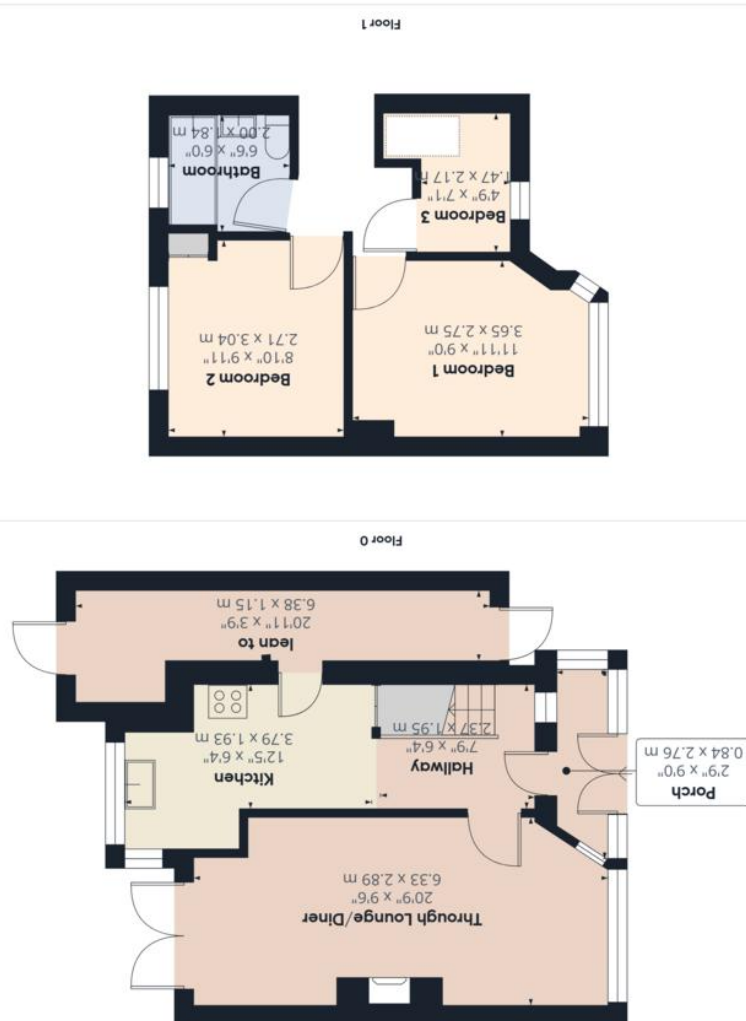


LEGAL READY

Energy Efficiency Rating	
Potential	<p>Energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Energy efficient - higher running costs</p>
Current	<p>67</p>
	<p>87</p>



Approximate total area
689 ft²
64 m²



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& company



- Glendon Road, Erdington, Birmingham, B23 5HG

£230,000



Property Description

We are delighted to bring to market this three bedroomed, semi detached house situated in a quiet cul-de-sac location with accessible commuter links. The property is approached via a crete printed driveway providing off road parking.. The accommodation comprises enclosed porch, hallway, a good size lounge/ diner with french doors opening onto the rear garden, fitted kitchen, and lean to having plumbing for washing machine. on the 1st floor there are 3 bedrooms and a separate family bathroom. The property benefits from double glazing and central heating and a south facing beautiful rear garden. Viewing is considered essential to appreciate the size and standard of accommodation on offer.

ENTRANCE PORCH being double glazed and having door to

HALLWAY stairs to first floor landing, central heating radiator and door to

THROUGH LOUNGE DINER 20' 9" x 9' 6" (6.32m x 2.9m) having wood burner with mantel over central heating radiator, ceiling and wall light points, double glazed window to front and double glazed French doors to rear garden

REFITTED KITCHEN 12' 5" x 6' 4" (3.78m x 1.93m) having a range and wall and base units with work surfaces over, incorporating stainless steel sink unit with mixer tap, integrated oven, hob and extractor hood, also benefits from an integrated dishwasher and fridge and storage cupboard door to

LEAN TO 20' 11" x 3' 9" (6.38m x 1.14m) providing extra storage space and having plumbing for washing machine, skylight and double glazed door to rear garden

FIRST FLOOR LANDING providing access to

BEDROOM ONE 11' 11" x 9' 0" (3.63m x 2.74m) double glazed window to front, central heating radiator and ceiling light point

BEDROOM TWO 8' 10" x 9' 11" (2.69m x 3.02m) having double glazed window to rear, ceiling light point and central heating radiator

BEDROOM THREE 4' 9" x 7' 1" (1.45m x 2.16m) having double glazed window to front, ceiling light point and central heating radiator

FAMILY BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m) having a white suite comprising; panel bath, pedestal wash basin, low level WC, ceiling light point, heated towel rail

REAR GARDEN To the rear is a lovely enclosed garden with slate effect patio area, steps leading down to well kept lawn area with shrubs and flower boarder, gravelled area, shed, and garden room with power currently used as a gym

Council Tax Band B - 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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 28 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

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

Networks in your area:- Openreach, CityFibre, 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