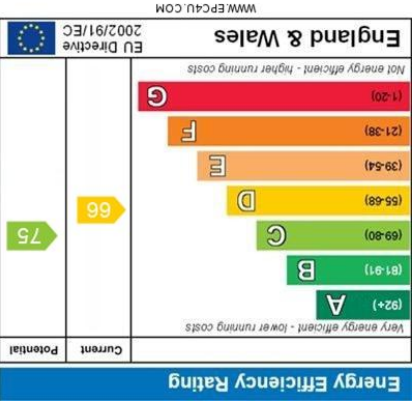




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyancer.



Boldmere | 0121 321 3991

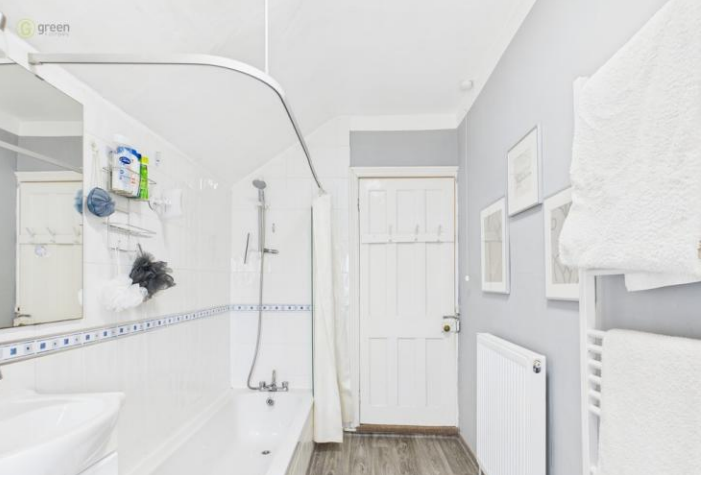


- BEAUTIFUL MID TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- WELCOMING LOUNGE
- DINING ROOM
- FITTED KITCHEN
- EXCELLENT GARDEN WITH ROOM FOR ENTERTAINING AND GARAGE SIZED STORAGE



Rosary Road, Erdington, Birmingham, B23 7RD

Offers over £190,000



Property Description

This marvellous two-bedroom mid terrace is a must see and ideally located on this popular residential road, close to Brookvale Park and Lake which offers a children's play park, perimeter running track and tennis courts. Beautifully decorated throughout, the property includes two reception rooms, a fitted kitchen, utility room, two generous bedrooms and a spacious first floor bathroom, gas central heating, and PVC double glazing. Externally, there is a private rear garden providing a patio area, perfect for outdoor enjoyment and entertainment. The garden has been levelled providing a large storage space. The front garden is well kept and planted for privacy. The property is also well placed for access to local employment, main commuter routes to Birmingham and ideal for access to the motorway.

TO THE FRONT Well presented front garden with hedge and new front door.

LOUNGE 11' 5" x 13' 9" (3.48m x 4.19m) With front door, radiator, double glazed window, wood effect flooring, storage cupboard under stairs and opening through to:-

DINING ROOM 11' 4" x 13' 0" (3.45m x 3.96m) With stairs to first floor, two radiators, wood effect flooring, double glazed door to garden and opening to:-

KITCHEN 5' 10" x 12' 9" (1.78m x 3.89m) With wood effect flooring, a range of fitted units, electric oven, gas hob, double glazed window and door to utility and WC.

UTILITY ROOM/WC With slate tile effect flooring, space for washing machine and dryer, radiator, low level WC, wash hand basin with mixer tap and double glazed window.

FIRST FLOOR LANDING Having carpeted flooring and doors to bedrooms and bathroom.

BEDROOM ONE 11' 4" x 11' 2" (3.45m x 3.4m) With double glazed window, radiator, carpeted flooring, and built in storage over stairs accessed through wardrobe.

BEDROOM TWO 8' 4" x 13' 0" (2.54m x 3.96m) With double glazed window, carpeted flooring and radiator.

BATHROOM Having a white suite comprising; bath with shower, sink, WC and storage cupboard housing gas central heating boiler.

REAR GARDEN Having decked patio area, fenced boundary and steps down to large shed storage.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
O2, Three, Vodafone - Good outdoor and in home
EE - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 264Mbps. Highest available upload speed 40Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, 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 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