

Energy Efficiency Rating		EU Directive 2002/91/EC		www.epc4u.com																
Potential	Current	<p>England & Wales</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Running Costs</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>92+%</td> </tr> <tr> <td>B</td> <td>81-91%</td> </tr> <tr> <td>C</td> <td>69-80%</td> </tr> <tr> <td>D</td> <td>55-68%</td> </tr> <tr> <td>E</td> <td>39-54%</td> </tr> <tr> <td>F</td> <td>21-38%</td> </tr> <tr> <td>G</td> <td>1-40%</td> </tr> </tbody> </table>			Rating	Running Costs	A	92+%	B	81-91%	C	69-80%	D	55-68%	E	39-54%	F	21-38%	G	1-40%
Rating	Running Costs																			
A	92+%																			
B	81-91%																			
C	69-80%																			
D	55-68%																			
E	39-54%																			
F	21-38%																			
G	1-40%																			



green
& company



-
- A large, modern detached house with a brick exterior, a large bay window, a white front door, and a white garage door. The house is surrounded by a green lawn and a paved driveway. A large evergreen tree is on the right side of the property.

£425,000



Property Description

Welcome to this charmingly traditional semi-detached home, offering the perfect blend of classic character and modern convenience. Nestled in a peaceful neighbourhood, this inviting property features a spacious driveway, a lush front lawn, and garage - ideal for your vehicles and storage needs. Step inside to discover a welcoming hallway leading to a comfortable lounge with patio doors that open onto a generous paved patio, perfect for relaxing or entertaining guests. The expansive kitchen and dining room provide ample space for family gatherings, while the large rear lawn, summer house, and well-maintained garden create a private outdoor oasis. Upstairs, you'll find three double bedrooms and a sleek modern bathroom with a luxurious shower cubicle. Whether you choose to move in immediately or explore opportunities to extend and modernise, this delightful home offers a fantastic opportunity to create your dream living space.

OUTSIDE TO THE FRONT With block paved driveway, lawn to side, a variety of mature trees and shrubs, side gated access to rear garden and door into:-

PORCH Having door into:-

HALL Having stairs to first floor, radiator and doors off to:-

DINING ROOM 11' 9" x 9' 6" (3.58m x 2.9m) Having double glazed bay window to front, radiator, wood panelling to walls, feature fireplace and carpeted flooring.

LOUNGE 14' 4" x 9' 9" (4.37m x 2.97m) Having feature fireplace with brick surround, double glazed sliding door to rear garden, laminate wood flooring and radiator.

KITCHEN 7' 4" x 14' 9" (2.24m x 4.5m) Having a range of wall and base units with work surfaces over, part tiling to walls, tiled flooring, double glazed windows to rear, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for fridge, electric oven, four ring electric hob and extractor over, radiator and door to rear hallway having door to garden and door to downstairs WC.

DOWNSTAIRS WC With tiled flooring, low level WC and vanity wash hand basin.

REAR GARDEN Having a large patio paved area with steps down to very well-maintained lawn, summer house to the bottom and a gravel area at the rear, fenced boundaries, a variety of mature shrubs, trees and plants and side gated access to front.

SUMMERHOUSE

FIRST FLOOR LANDING Having carpeted flooring, double glazed window to side, loft access and doors to bedrooms and bathroom.

BEDROOM ONE 15' 3" x 10' 11" (4.65m x 3.33m) Having double glazed bay window to front, radiator and carpeted flooring.

BEDROOM TWO 14' 9" x 11' 1" (4.5m x 3.38m) Having double glazed window to rear, carpeted flooring, fitted wardrobes and radiator.

BEDROOM THREE Having double glazed windows to front and rear, carpeted flooring, radiator.

BATHROOM Having a suite comprising; shower cubicle with Triton shower, vanity units incorporating wash basin and low level WC, double glazed windows to side and rear, tiled walls and floor and heated chrome towel rail.

GARAGE 14' 9" x 7' 10" (4.5m x 2.39m) Having garage door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

Vodafone - Good outdoor and variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 14Mbps.
Broadband Type = Ultrafast Highest available download speed 180Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991