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- A photograph of a modern, two-story brick house with a steep gable roof. The house features large windows and a prominent wooden door. A paved driveway leads to the front entrance, and a silver car is parked on the left. The house is surrounded by lush green trees and foliage.



Property Description

TO THE FRONT Having block paved driveway, brick and hedge boundaries, lawn, mature trees, ev charger, side gated access and front door into:-

HALL Having wood effect flooring, radiator, stairs to first floor and doors to:-

GUEST WC With double glazed window to front, tiled flooring, wash hand basin with mixer tap and tiled splash back, low level WC and radiator.

LOUNGE 11' 7" x 16' 1" (3.53m x 4.9m) With wood effect flooring, storage cupboard downstairs, two radiators double glazed window to rear, double glazed sliding doors to conservatory and opening to kitchen.

KITCHEN/DINER 18' 0" x 9' 5" (5.49m x 2.87m) Dining area having wood effect flooring continuing from lounge, radiator and kitchen area having a range of wall and base units with work surfaces over, tiled splash backs, space for fridge freezer, one and half bowl sink drainer unit with mixer tap tiled flooring, electric oven, gas hob with extractor over, space and plumbing for washing machine, door to hallway and double glazed window to front.

FIRST FLOOR LANDING With carpeted flooring, doors to three bedrooms and bathroom and further staircase leading to second floor.

BEDROOM FOUR 9' 1" x 7' 8" (2.77m x 2.34m) With double glazed window to rear, carpeted flooring and radiator.

BEDROOM THREE 14' 0" x 8' 1" (4.27m x 2.46m) With double glazed window to rear, carpeted flooring and radiator.

BEDROOM TWO 15' 8" x 8' 4" (4.78m x 2.54m) With two double glazed windows to front, carpeted flooring and radiator.

BATHROOM Having tiled flooring, part tiling to walls, panel bath with mains fed shower over and glass screen, vanity wash hand basin, low level WC, heated towel rail and double glazed window to front.

SECOND FLOOR LANDING Having carpeted flooring, skylight and door to bedroom.

BEDROOM ONE 15' 2" x 11' 1" (4.62m x 3.38m) With two velux windows, carpeted flooring, radiator and storage cupboard.

ENSUITE Having storage cupboard, tiled flooring, part tiling to walls, vanity wash hand basin, low level WC, shower cubicle with mains fed shower over and glass screen and double glazed window to front.

CONSERVATORY 8' 8" x 9' 5" (2.64m x 2.87m) Having tiled flooring, double glazed window to rear, radiator, skylight, double glazed patio doors to rear garden.

REAR GARDEN With paved patio area with lawn adjoining, garden shed, side gated access and fenced and brick boundaries.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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

Networks in your area:- Openreach, Virgin Media, CityFibre

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?
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