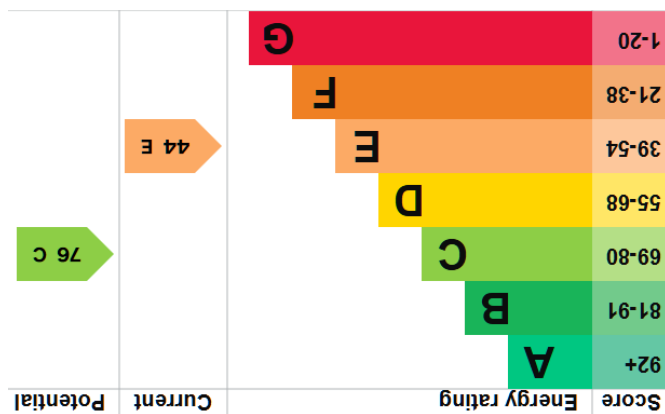






Property Description

****A Once-in-a-Lifetime Opportunity to Own a Majestic Period Residence****

Step into a world of timeless elegance and enchanting charm with this magnificent period home, nestled on the corner of Station Road and Buxton Road. This historic residence offers a rare chance to acquire a property full of character, grandeur, and endless potential- truly a once-in-a-lifetime opportunity for discerning buyers.

Boasting a spacious layout, this captivating home features a welcoming porch leading into a charming entrance hall. The ground floor offers a comfortable lounge perfect for relaxing evenings, alongside a versatile dining room ideal for hosting gatherings with family and friends. The kitchen, with its traditional touches and ample space, provides a wonderful foundation to create your dream culinary haven.

Additional highlights include a convenient downstairs toilet and an inviting basement space - perfect for a wine cellar, entertainment area, or additional storage. The property's large front garden invites you in with lush greenery and charming curb appeal, while the generous double front doors open into a grand interior awaiting your personal touch.

Outside, enjoy the rear garden, a private sanctuary for outdoor entertaining, gardening, or simply unwinding amid nature. The double garage offers secure parking and additional storage options.

This historic gem is not just a house; it's a canvas- a blank slate brimming with potential to be transformed into a palatial residence filled with grandeur, excitement, and modern comforts. Imagine restoring its original features, adding contemporary enhancements, and crafting a home that seamlessly blends period charm with luxurious modern living.

Don't miss this rare chance to own a truly remarkable property in a sought-after location. With its unique character and endless possibilities, this historic residence promises a lifetime of memories and a legacy of elegance. Make your dream of owning a piece of history come true - schedule your viewing today and step into your future palace!

TO THE FRONT Set on a corner plot and having gated access to front and side to front garden and door into:-
PORCH With traditional Minton tiling to floor and stain glass front door with matching side screens.

HALLWAY Having radiator, coving to ceiling and doors to: basement, lounge, dining room and kitchen.

LOUNGE 18' 6" x 16' 8" (5.64m x 5.08m) With windows to front, carpeted flooring, coving to ceiling, radiator and feature fireplace.

DINING ROOM 10' 9" x 14' 11" (3.28m x 4.55m) With windows and double doors to rear garden, feature fireplace, carpeted flooring, coving to ceiling and two radiators.

KITCHEN 8' 6" x 21' 2" (2.59m x 6.45m) Having a range of wall and base units with workfaces over stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, space for cooler, extractor hood, space for fridge, space for freezer, space and plumbing for dishwasher, radiator, walk in bay window to side and further window to side.

REAR CORRIDOR Having tiled flooring, window to side, door to garden, door to side and door to WC.

GUEST WC Having tiled flooring, gas central heating boiler, window to side, wash hand basin and low level WC.

CELLAR 10' 6" x 15' 0" (3.2m x 4.57m) With window to rear.

FIRST FLOOR LANDING Having carpeted flooring, stairs to second floor, window to front and doors to bedrooms and bathroom.

BEDROOM ONE 12' 6" x 16' 9" (3.81m x 5.11m) With windows to front, radiator, carpeted flooring and coving to ceiling.

BEDROOM TWO 11' 2" x 14' 9" (3.4m x 4.5m) With walk in bay window to rear and radiator.

BEDROOM THREE 12' 2" x 12' 0" (3.71m x 3.66m) With walk in bay window to side, radiator and carpeted flooring.

BATHROOM Having window to side, radiator, low level WC, bath with shower over, carpeted flooring and partly tiled walls.

SECOND FLOOR LANDING With window to front, door to storage cupboard and doors to bedroom four and five,

BEDROOM FOUR 12' 2" x 14' 0" (3.71m x 4.27m) With window to front and radiator.

BEDROOM FIVE With window to rear and radiator.

REAR GARDEN Having patio area with pergola over, lawn adjoining and stepping stones, fenced boundaries, mature trees, shrubs and plants and garden shed.

AGENTS NOTE Next door has access at rear of garden to reach their garage, but passed that access are two garages and drive that belong to this property.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in home
O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 76 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:- 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

*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 Licensee Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991