





NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



*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 monifor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

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



Boldmere | 0121 321 3991







- •NO CHAIN
- •SUPERB WELL MAINTAINED TRADITIONAL SEMI IN SOUGHT AFTER LOCATION
- •SUPER FITTED KITCHEN
- •TWO LOVELY RECEPTION ROOMS

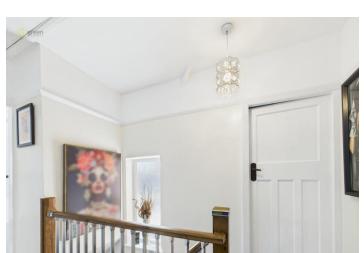








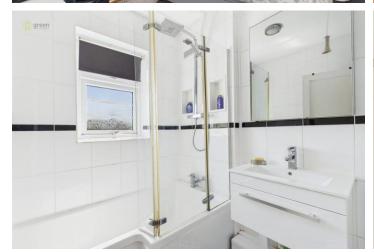














Property Description

A very well presented and maintained traditional semi that has the benefit of having had new roof tiles.

Served by gas central heating and double glazing the property is well located within a sought after area which is well placed for all amenities including schools.

The property provides well tendered accommodation and stands on a large plot behind a multi vehicle driveway and enjoys an above average rear garden.

Viewing of this splendid home is strongly recommended and in more detail the accommodation

comprises:-

ENTRANCE PORCH With double glazed front door, further door leading through to:-RECEPTION HALL With radiator, staircase, hand rail with chrome rods beneath.

DINING ROOM 10'9" x 10'6" (3.28m x 3.2m) Double glazed bay to front, radiator, multi fuel room

LOUNGE 14'3" \times 10'7" (4.34m \times 3.23m) Double glazed bay to rear and double French doors, wood

EXTENDED BREAKFAST KITCHEN $\,$ 11' 1" $\,$ x 9' 4" (3.38m $\,$ x 2.84m) Double glazed windo w, $\sin k$ with mixer tap and water filter, gloss white fronted units with slimline composite work surfaces, base cupboards and base drawer units, wall cupboards, tiled splash backs, under lighting, tall fridge/freezer, free-standing cooker, dishwasher, column radiator, double glazed door leading to:-

UTILITY ROOM 18' 1" x 4' 2" (5.51m x 1.27m) With double glazed exterior door, door to garage, vent in the wall for a tumble dryer.

FITTED CLOAK ROO M 5 $^{\prime}$ x 5 $^{\prime}$ 2" (1.52m x 1.57m) With plumbing for washing machine, low level wc, wash basin.

This room is served by a sani-flow system.

GARAGE 13' 1" x 7' 5" (3.99m x 2.26m) Door to front, gas fired central heating boiler, electric light and power points, door to utility room.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your

FIRST FLOOR LANDING With double glazed window, access to loft with boarding and ladder, hand rail with chrome rods beneath.

SEPARATE TOILET 4'11" x3'2" (1.5m x 0.97m) With low level wc, double glazed window.

BATH ROOM 5' 8" x 5' 10" (1.73m x 1.78m) With double glazed window, floating wash basin, panelled bath with shower over and screen, ladder radiator, built-in cupboards.

BEDROOM ON E 14'6" x 8'11" (4.42m x 2.72m) Double glazed window to rear, radiator, fitted triple

BEDROOM TWO 10'10" x 10'8" (3.3m x 3.25m) Double glazed bay to front, free-standing wardrobe, high level shelving, radiator.

BEDROOM THREE 7'6" x 7' 9" (2.29m x 2.36m) Double glazed windo w to rear, radiator, fitted shelved cupboards.

OUTSIDE The property stands behind a multi vehicle driveway.

To the rear is an enclosed above a verage sized garden with patio area, store room, as tro turfed garden, shrub borders, fencing with further garden area beyond.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

 $\ensuremath{\mathsf{EE}}, \ensuremath{\mathsf{Three}}$ and $\ensuremath{\mathsf{Voda}}$ fone - $\ensuremath{\mathsf{Variable}}$ in-home, good outdoor O2 - Good (outdoor only)

Broadband coverage: Broadband Type = Standard Highest a vailable download speed 9 Mbps. Highest available upload

speed 0.9 Mbps. ${\it Broadband\ Type\ =\ Superfast\ Highest\ available\ download\ speed\ 35\ Mbps.\ Highest\ a\ vailable\ upload}$ speed 6 Mbps.

Broadband Type = Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, Ci $\ensuremath{\mathsf{tyFibre}}$

The mobile and broadband information above has been obtained from the Mobile and Broadband

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and de clares 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.

 $\hbox{\tt BUYERS COMPLIANCE ADMINISTRATION FEE: in a ccordance \ with \ the \ Money \ Laundering \ Regulations}$ 2007. Esta te 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 a ccepted, 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 no 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.

 ${\tt FIXTURES\ AND\ FITTINGS\ as\ per\ sales\ particulars.}$

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

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 the y will email the EPC certificate to you in a PDF format

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991