

Energy Efficiency Rating	
Potential	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Very inefficient - higher running costs</p>
Current	<p>62</p> <p>79</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>WPM EPCAL.COM</p>	



green
& company



-
- A large, modern brick house with a paved driveway and a white garage. The house features a prominent bay window and a small arched entrance. The driveway is paved with light-colored bricks, and there is a low brick wall in the foreground. The sky is clear and blue.

£375,000



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 heater.

LOUNGE 14' 3" x 10' 7" (4.34m x 3.23m) Double glazed bay to rear and double French doors, wood burning stove, radiator.

EXTENDED BREAKFAST KITCHEN 11' 1" x 9' 4" (3.38m x 2.84m) Double glazed window, sink 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 CLOAKROOM 5' x 5' 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 own vehicular requirements)

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

SEPARATE TOILET 4' 11" x 3' 2" (1.5m x 0.97m) With low level wc, double glazed window.

BATHROOM 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 ONE 14' 6" x 8' 11" (4.42m x 2.72m) Double glazed window to rear, radiator, fitted triple and double wardrobe.

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 window to rear, radiator, fitted shelved cupboards.

OUTSIDE The property stands behind a multi vehicle driveway.

To the rear is an enclosed above average sized garden with patio area, store room, astro 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:
EE, Three and Vodafone - Variable in-home, good outdoor
O2 - Good (outdoor only)

Broadband coverage:-
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991