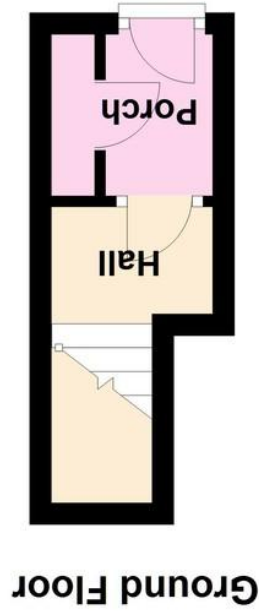
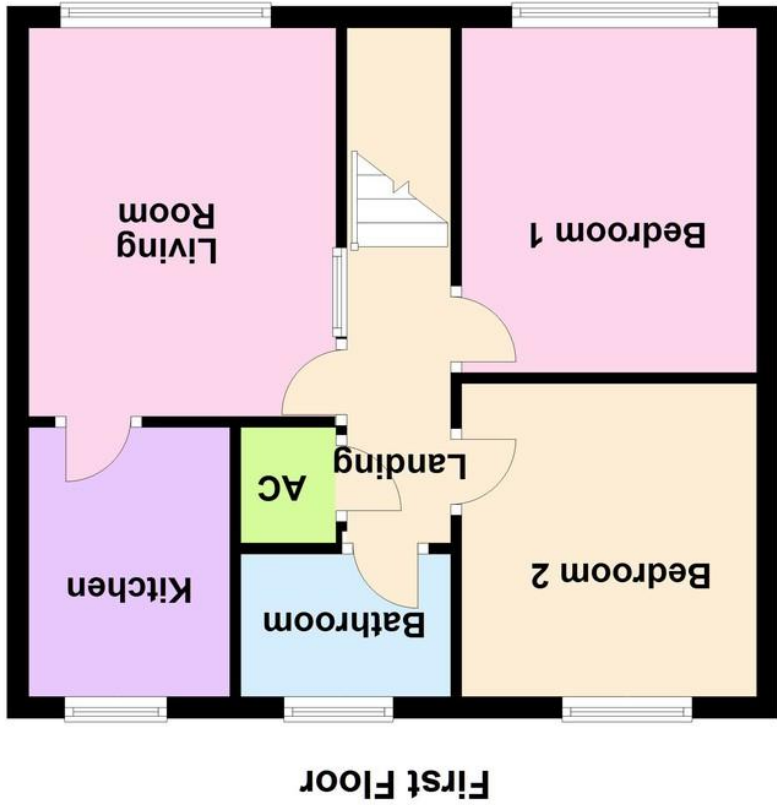


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 License Conveyor.

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Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- WELL PRESENTED FIRST FLOOR MAISONNETTE
- ATTRACTIVE LIVING ROOM
- FITTED KITCHEN
- WELL APPOINTED BATHROOM
- IDEAL FIRST TIME PURCHASE
- EXTENDED LEASE

4 Avalon Close, Erdington, Birmingham, B24 9JY

£140,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

NO SERVICE CHARGE OR GROUND RENT PAYABLE. This well presented two bedroomed first floor maisonette occupies this popular and convenient location, being well situated for amenities, including shops and facilities with public transport on hand, excellent schools in the vicinity and transport links providing easy access into both Birmingham City Centre and Erdington Town Centre and motorway connections. The accommodation briefly comprises entrance porch, reception hallway, , first floor landing, attractive living room, fitted kitchen, two double bedrooms, family bathroom. In addition, we are advised by the vendor that the lease on the property is 129 years remaining. Early internal inspection of this property is highly recommended. Outside to the front the property is set back behind a fore garden and pathway.

ENCLOSED PORCH Being approached via an opaque double glazed entrance door with useful built in storage cupboard.

RECEPTION HALLWAY Approached via an opaque double glazed reception door, laminate flooring, wall mounted electric heater, stairs off to first floor accommodation.

FIRST FLOOR LANDING Having airing cupboard housing hot water cylinder and doors off to all rooms.

LIVING ROOM 16' 05" x 11' 02" (5m x 3.4m) Having fire place with electric fire, wall mounted electric heater and double glazed window to front elevation and door through to kitchen

FITTED KITCHEN 8' 08" x 8' 06" (2.64m x 2.59m) Having a matching range of wall and base units, with work top surfaces over, incorporating an inset one and a half bowl sink unit with side drainer and mixer tap, with tiled splash back surrounds, space and plumbing for washing machine, space for fridge/freezer, wall mounted electric heater and double glazed window to rear elevation, extractor.

BEDROOM ONE 13' 08" x 8' 10" (4.17m x 2.69m) With double glazed window to front, wall mounted electric heater.

BEDROOM TWO 9' 00" x 11' 08" (2.74m x 3.56m) With double glazed window to rear and electric heater.

BATHROOM Having a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, low flush WC, full tiling to walls, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data likely to be available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 129 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitors 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

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