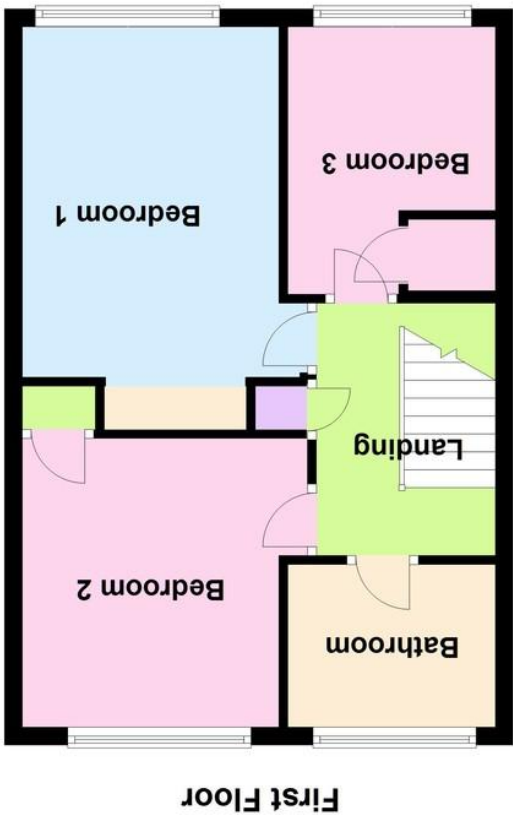


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

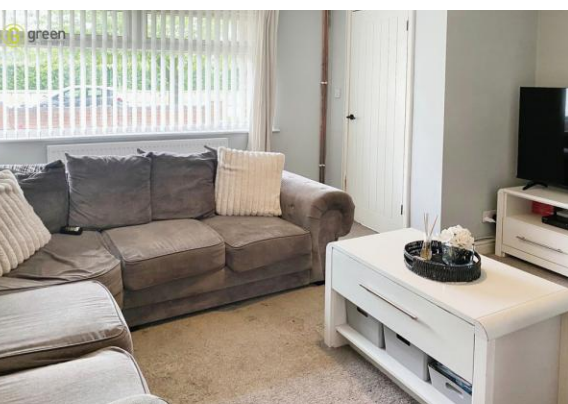
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100



- A THREE BEDROOM MID TERRACED HOUSE
- POPULAR RESIDENTIAL LOCATION
- THROUGH LOUNGE/DINER
- FITTED KITCHEN WITH MULTI FUNCTIONAL ROOM OFF
- THREE BEDROOMS

Farnborough Road, Castle Vale, Birmingham, B35 7NL

£200,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

POPULAR RESIDENTIAL LOCATION Set with superb access to local shopping centres, main roads, motorways and transport links. This three bedroom mid terraced property briefly comprises of entrance hall, lounge/diner, kitchen, multi function utility room, three bedrooms, bathroom, outside there are low maintenance gardens to front with rear gated vehicle access to rear. The property is offered for sale with no upward chain and in more detail the accommodation comprises:

Outside the property is set well back from the road behind a low maintenance paved fore garden with walled perimeter and pathway.

RECEPTION HALLWAY Approached via an opaque double glazed reception door with matching side screen, with laminate flooring, radiator, useful cloaks storage cupboard, and stairs off to first floor accommodation and door leading through to through lounge/dining room.

THROUGH LOUNGE/DINING ROOM 25' 11" max x 12' 04" max 9' 07" min (7.9m x 3.76m) Having double glazed window to front, radiator, useful under stairs storage cupboard, opening through to dining area with radiator, double glazed window to rear, space for dining table and chairs and door through to kitchen.

KITCHEN 12' 09" x 6' 09" (3.89m x 2.06m) Having being refitted with a modern range of wall and base units, with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and complementary brick effect tiled splash back surround, fitted gas on glass hob with extractor hood above, built in electric cooker beneath, fitted breakfast bar, radiator, double glazed window to rear and double glazed door giving access out to rear garden, door through to utility/sun room.

UTILITY/SUN ROOM 15' 09" x 6' 08" (4.8m x 2.03m) Having tiled floor, double glazed window to rear, space and plumbing for washing machine and further appliances and double glazed door giving access out to rear garden.

LANDING Being approached by a stair case from reception hallway, with access to loft and doors off to bedrooms and bathroom, useful storage cupboard housing gas central heating boiler.

BEDROOM ONE 15' 00" max 13' 04" min x 9' 02" (4.57m x 2.79m) With double glazed window to front, radiator.

BEDROOM TWO 10' 09" x 10' 10" max 9' 03" min (3.28m x 3.3m) Having built in wardrobes, radiator and double glazed window to rear.

BEDROOM THREE 10' 05" max 6' 11" min x 6' 11" (3.18m x 2.11m) Having built in storage cupboard, radiator and double glazed window to front.

FAMILY BATHROOM Being reappointed with a white suite comprising "P" shaped panelled bath with electric shower over, pedestal wash hand basin with chrome water fall mixer tap, low flush WC, full complementary tiling to walls, chrome ladder heated towel rail, down lighting and opaque double glazed window to rear elevation.



OUTSIDE To the rear there is a good sized low maintenance enclosed garden with full width paved patio. Astro turf lawn, fencing to perimeter, useful brick built garden store, and double timber gates providing potential off road parking and gated access to rear.

Council Tax Band B Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps. Networks in your area - Virgin Media

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.

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 313 1991

