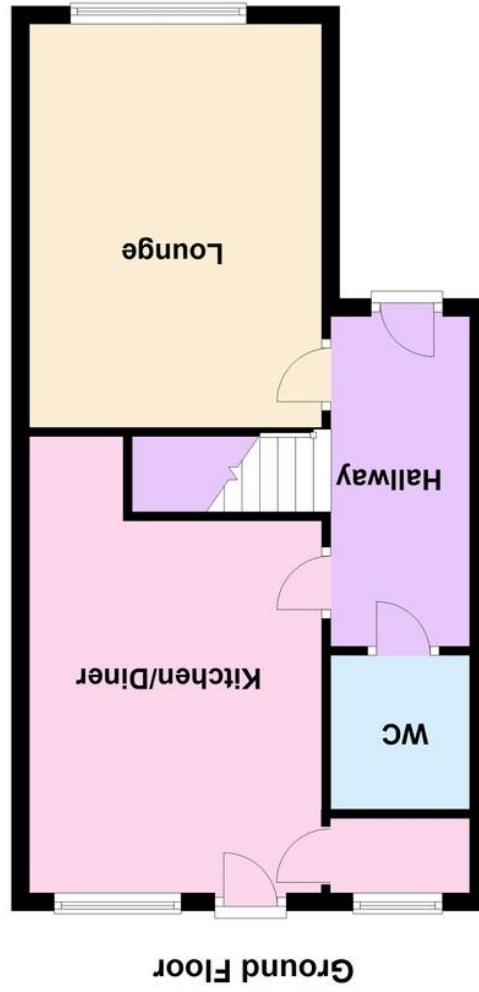


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Walmley | 0121 313 1991



- IMMACULATELY PRESENTED MODERN FOUR BEDROOM SEMI DETACHED
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- SUPERB OPEN PLAN KITCHEN DINER

Pype Hayes Road, Erdington, Birmingham, B24 0LP

£385,000



Property Description

POPULAR RESIDENTIAL LOCATION - This immaculately presented modern style spacious semi-detached property occupies this popular residential location situated in a neighbourhood bustling with amenities such as public transport links, schools, and parks.

The property offers an abundance of space and is ideal for families and couples alike and briefly comprises:- A welcoming reception hallway with the guest cloakroom off. The attractive family lounge is perfect for relaxing and the modern open plan kitchen/diner forming the heart of the home, is a culinary enthusiast's delight and offers ample space for cooking and dining, making it perfect for hosting dinner parties or family meals.

To the first floor is the galleried landing, four excellent sized bedrooms and the well appointed family bathroom offering a modern and stylish finish.

Outside to the front the property is set back behind a multi vehicle driveway giving access to the garage and to the rear is a good sized well maintained enclosed rear garden.

In summary, this semi-detached property is a gem in the real estate market, offering comfortable living spaces, a sought-after location, and unique features. It is a perfect choice for those seeking a fusion of comfort, convenience, and luxury.

OUTSIDE To the front the property is set well back from the road behind a multi vehicle block paved driveway giving access to the garage, pathway with gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Being approached via opaque double glazed reception door with laminate flooring, radiator, stairs off to first floor accommodation and doors off to guest cloakroom, lounge and kitchen/diner.

GUEST CLOAKROOM Having a white suite comprising low flush wc, wash hand basin with tiled splash back surrounds, radiator and extractor.

LOUNGE 14' 10" x 10' 9" (4.52m x 3.28m) Being a dual aspect room with double glazed windows to front and side elevation, fireplaced with surround and hearth, radiator.

KITCHEN/DINER 16' 9" max x 13' 3" min x 11' 4" (5.11m x 3.45m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and tiled splash back surrounds, fitted gas hob with extractor set in canopy above, built-in electric cooker beneath, integrated fridge/freezer, integral dishwasher, integrated washing machine, tiled floor, space for dining table and chairs, radiator, double glazed window to rear and double glazed door giving access out to rear garden, useful built-in under stairs storage cupboard and further useful walk-in additional storage cupboard with double glazed window to rear.

GALLERIED LANDING Approached via spindled staircase from reception hallway with access to loft, double glazed window to front, useful built-in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 1" x 10' 3" (3.99m x 3.12m) Having double glazed window to rear, radiator.

BEDROOM TWO 11' 8" x 10' 9" (3.56m x 3.28m) Being a dual aspect room with double glazed windows to front and side elevations, radiator.

BEDROOM THREE 11' 6" max x 8' 1" min x 9' 7" (3.51m x 2.92m) With double glazed window to rear, radiator.

BEDROOM FOUR 9' 11" max x 9' max x 5' 7" min (3.02m x 2.74m) With double glazed window to front, radiator.

FAMILY BATHROOM Having a white suite comprising panelled bath with mains rainwater shower over and shower attachment, low flush wc, pedestal wash hand basin, part complimentary tiling to walls, extractor, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

GARAGE 17' 1" x 9' 2" (5.21m x 2.79m) With up and over door to front, light and power and double glazed pedestrian access door to rear garden.



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

REAR GARDEN A pleasant well maintained good sized enclosed rear garden with full width paved patio leading to neat good sized lawn with planted borders, variety of shrubs and trees, fencing to perimeter.

Council Tax Band C - Birmingham City Council

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

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

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 251 Mbps. Highest available upload speed 38 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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