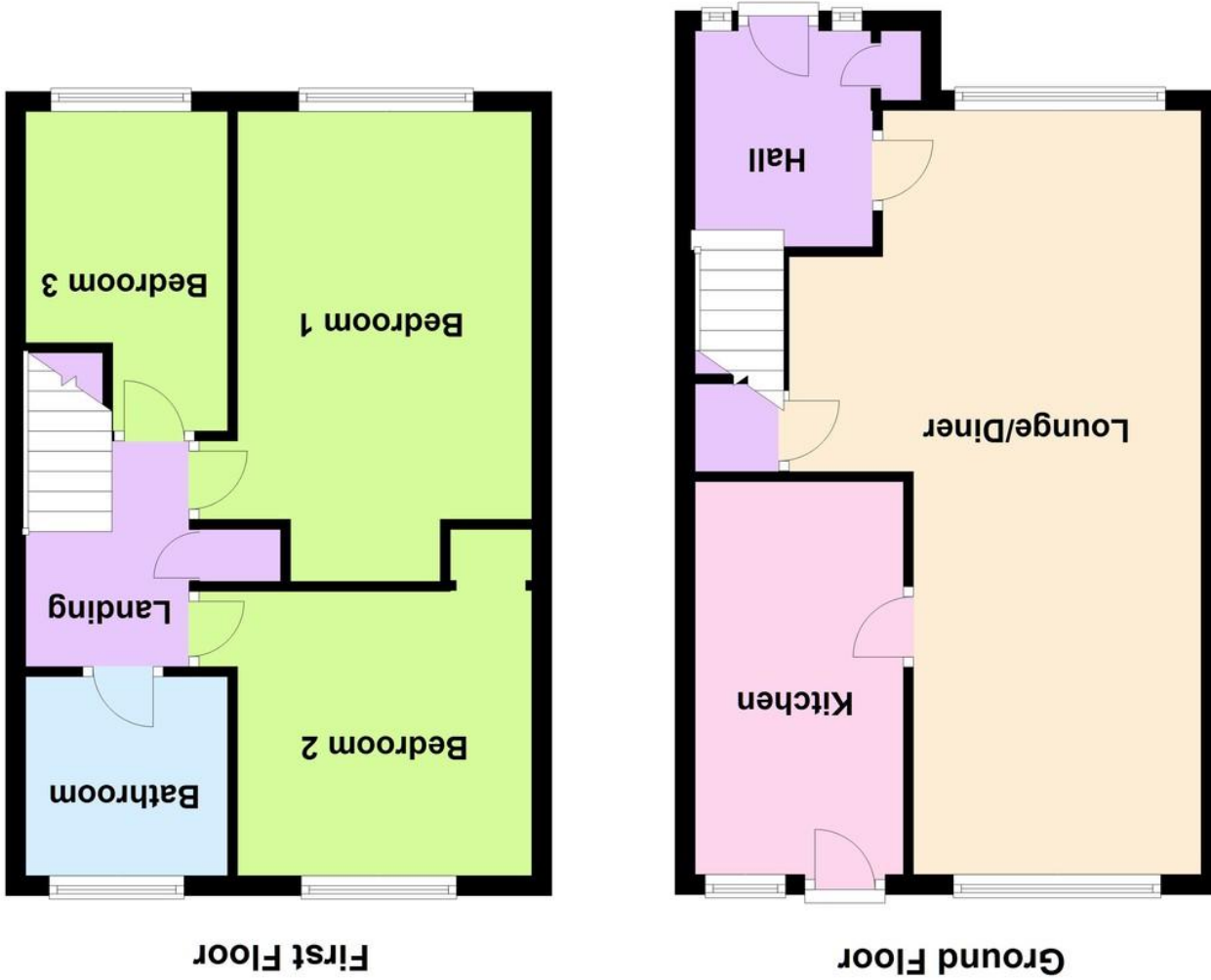
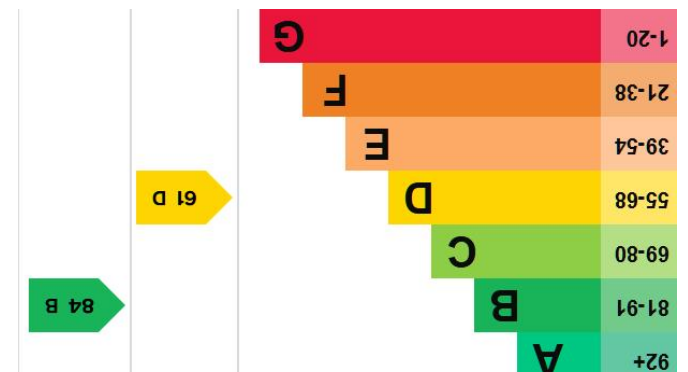


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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



- VACANT NO UPWARD CHAIN
- THREE BEDROOM END OF TERRACED
- REQUIRING FULL MODERNISATION
- THROUGH LOUNGE
- FITTED KITCHEN

Padgate Close, Castle Vale, Birmingham, B35 7LX

£160,000



Property Description

This three bedroom mid terraced which requires complete modernisation throughout, occupies this popular residential location close to amenities including local schools and shops, with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation briefly comprises reception hallway, through lounge/diner fitted kitchen, landing, three bedrooms and bathroom. Outside to the front the property is set back behind a fore garden and to the rear there is an enclosed rear garden. Early internal viewing is recommended and the property is offered for sale with no upward chain.

OUTSIDE To the front the property is set back behind a lawned fore garden and shared pathway.

RECEPTION HALLWAY Approached via opaque double glazed reception door with double glazed window to side, metre cupboard, radiator, stairs off to first floor and door through to:-

LOUNGE/DINER 25' 7" x 13' 8" max 9' 5" min (7.8m x 4.17m max 2.87m min) Being a dual aspect room with double glazed windows to front and rear, two radiators, useful understairs storage cupboard and door off to kitchen.

FITTED KITCHEN 12' 11" x 7' (3.94m x 2.13m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with mixer top and tiled splash back surrounds, space for cooker, space and plumbing for washing machine and further appliances, double glazed window to rear and double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached via staircase and having built in storage cupboard, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 10' 11" max 9' 7" min x 15' (3.33m max 2.92m min x 4.57m) With double glazed window to front and radiator.

BEDROOM TWO 10' 10" x 10' 11" max 9' 4" min (3.3m x 3.33m max 2.84m min) Having built in storage cupboard, radiator and double glazed window to rear.

BEDROOM THREE 10' 5" max 7' min x 7' (3.18m max 2.13m min x 2.13m) Having cupboard housing gas central heating boiler, radiator and double glazed window to front.

BATHROOM Having a white suite comprising; panel bath with electric shower over, fitted shower screen, pedestal wash hand basin, low flush WC, radiator and opaque double glazed window to rear.

OUTSIDE To the rear is an enclosed rear garden with fencing to perimeter and gated access to rear.

Council Tax Band A Birmingham City Council

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



Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
Networks in your area - Openreadt, 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.

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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