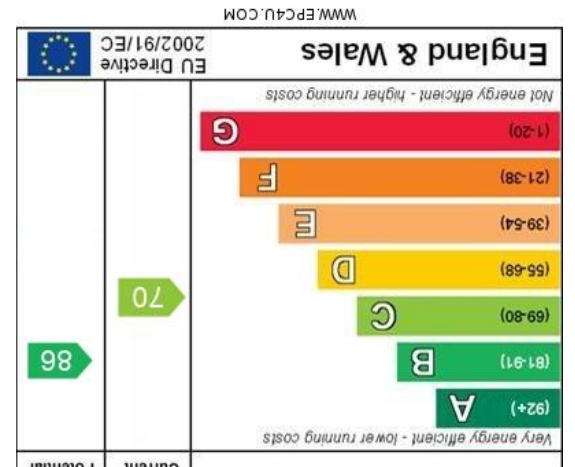


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

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



- A WELL PRESENTED MODERN SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- SUPERB DINING CONSERVATORY
- WELL FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS - MASTER ENSUITE
- WELL APPOINTED FAMILY BATHROOM

1021 Tyburn Road, Erdington, Birmingham, B24 0TJ

£269,500



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

This well presented modern style semi-detached house occupying this popular location situated close to public transport links, ideal for commuters. Nearby schools make it an excellent choice for families, and local amenities are within easy reach, adding to the convenience of the home.

This residence boasts a well-maintained interior that exudes a sense of warmth and comfort and briefly comprises:- A welcoming reception hallway and modern fitted kitchen, a spacious family lounge which leads through to the superb conservatory. To the first floor landing there are three good sized bedrooms the master bedroom is a true luxury, affording ample space and the added convenience of an en-suite. The second bedroom, also a double, is beautifully presented and offers plenty of room for furnishings, the family bathroom is a standout feature of the home, having been newly refurbished. This space maintains a contemporary aesthetic and offers an ideal place to unwind after a long day.

The property benefits from a garage and parking, providing ample space for vehicle storage and to the rear is a landscaped private garden, offering an outdoor haven to enjoy the seasons and providing a safe place for children to play.

In summary, this semi-detached property, with its unique features and prime location, presents an exceptional purchasing opportunity for families seeking a home that perfectly balances comfort, practicality, and location.

Outside to the front the property is set well back from the road behind a driveway providing off road parking with access to the garage, pathway with gated access to the rear.

CANOPY PORCH

HALLWAY Approached via leaded opaque composite reception door with laminate flooring, radiator, door through to lounge/dining room, pedestrian access door to garage and opening through to kitchen.

KITCHEN 10' 05" x 7' 00" (3.18m x 2.13m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted halogen hob with extractor above, built in grill and oven beneath, integrated washing machine, space for fridge/freezer, cupboard housing gas central heating boiler, tiled floor, radiator and opaque leaded double glazed window to front elevation.

LOUNGE 18' 11" x 13' 09" (5.77m x 4.19m) Double glazed window to rear, double glazed patio door giving access to conservatory, radiator, wood flooring and spindle turning stair case off to first floor accommodation.

CONSERVATORY 15' 04" x 8' 03" (4.67m x 2.51m) Being of part brick construction, with double glazed windows to side and rear elevation and double glazed French doors through to rear garden, wood flooring.

FIRST FLOOR LANDING Approached via a spindle turning stair case with double glazed window to the side, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 03" x 11' 02" (3.73m x 3.4m) Having leaded double glazed window to front, laminate flooring, radiator and doors through to en suite shower room.

EN SUITE SHOWER ROOM Having being reappointed with a white suite comprising vanity slim line wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, double shower cubicle being fully tiled with mains fed shower over, extractor, chrome ladder heated towel rail and leaded double glazed window to front elevation.

BEDROOM TWO 10' 02" x 9' 01" (3.1m x 2.77m) Having double glazed window to rear elevation, laminate flooring, built in wardrobe with sliding door, radiator.

BEDROOM THREE 8' 10" x 7' 00" (2.69m x 2.13m) Having double glazed window to rear, laminate flooring, radiator.

BATHROOM Having being reappointed with white suite, comprising "P" shaped panelled bath with

chrome mixer tap, with shower over, fitted shower screen, part complementary tiling to walls, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, tiled floor, chrome ladder heated towel rail, extractor and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a pleasant well maintained enclosed rear garden with paved patio and neat lawn and further raised sun terrace, with fencing and walled perimeter and pathway with gated access to front.

GARAGE 16' 02" x 7' 07" (4.93m x 2.31m) Having up and over door to front, light and power and pedestrian access door to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

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

Broadband coverage

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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 220 Mbps.

Networks in your area - Virgin Media & 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. 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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