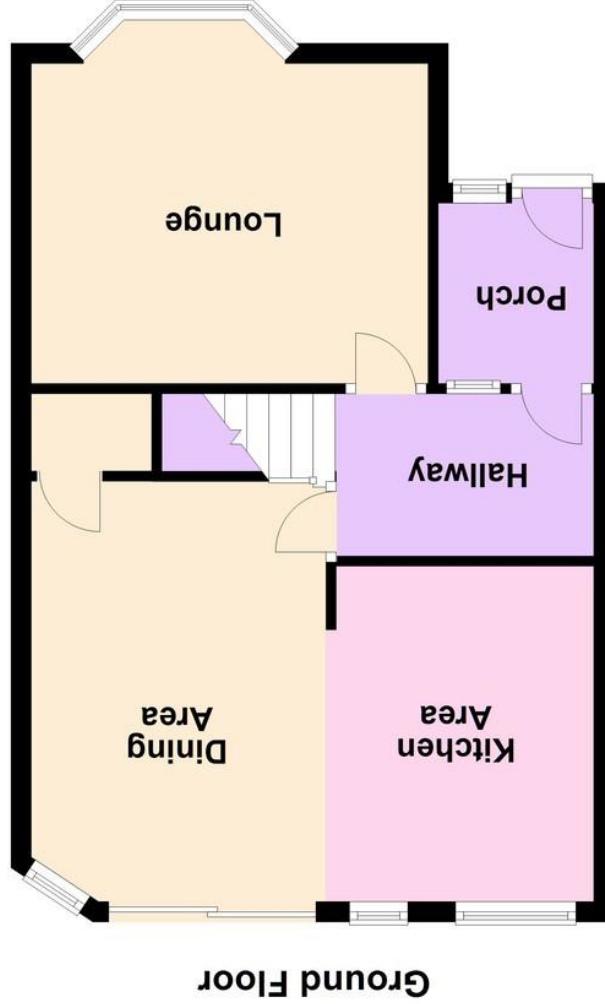
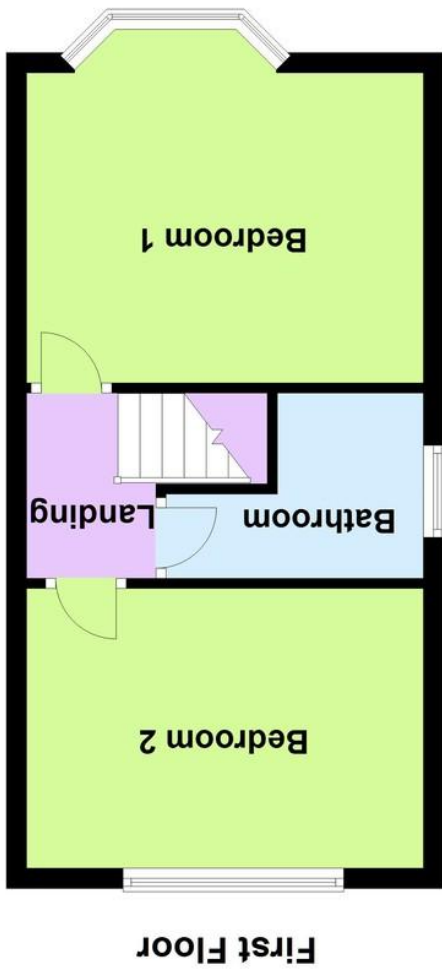


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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.

WWW.EPC4U.COM

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
63	

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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.

SignedDate



- A WELL PRESENTED TWO BEDROOM TRADITIONAL SEMI
- POPULAR RESIDENTIAL LOCATION
- FAMILY LOUNGE
- OPEN PLAN KITCHEN /DINER
- TWO DOUBLE BEDROOMS

31 Elmfield Avenue, Pype Hayes, Birmingham, B24 0QB

£230,000

Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

POPULAR RESIDENTIAL LOCATION - This well presented traditional style two bedroom semi-detached property located in a desirable area, this property benefits from excellent public transport links and nearby schools, making it an ideal home for those with children. The presence of local amenities within a short distance adds to the convenience of residing here.

The well presented accommodation is approached via an entrance hallway leading to the welcoming reception hallway. At the heart of this home is an open-plan kitchen, providing a seamless integration of culinary space and dining area. This layout promotes a sociable cooking and dining experience, perfect for entertaining guests or enjoying family meals and the spacious family lounge is perfect for cosy nights in.

The property offers two well-proportioned double bedrooms that provide ample space for relaxation and ensure a peaceful night's sleep. Complementing the bedrooms is a well appointed bathroom, offering a fresh and modern aesthetic. The bathing space is designed with care and precision, ensuring that every feature caters to your convenience and comfort.

Outside to the front the property is set behind a driveway providing off road parking and to the rear the good sized rear garden offers a tranquil space for outdoor activities, relaxation, or even a spot of gardening.

In conclusion, this semi-detached property is a fantastic opportunity to purchase a home that offers a blend of comfort, convenience, and charm, coupled with its beneficial location and unique features, makes it a truly desirable residence.

Outside to the front the property is set back behind a fore garden and driveway providing off road parking.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screens with double glazed window to side, meter cupboard.

RECEPTION HALLWAY Being approached by an entrance door with opaque double glazed window to front, stairs off to first floor accommodation and doors off to lounge and dining room.

FRONT LOUNGE 13' 03" into bay x 12' 11" (4.04m x 3.94m) Having a chimney breast with fire place, coving to ceiling, fitted picture rail, radiator and walk in double glazed bay window to front.

OPEN PLAN KITCHEN/LIVING ROOM 18' 08" max x 12' 00" max 10' 11" min (5.69m x 3.66m) Having walk in double glazed window to rear, double glazed sliding patio doors to rear, useful under stairs storage cupboard, radiator, opening through to kitchen area, having a modern matching range of high gloss wall and base units, with work top surfaces over, incorporating an inset sink unit with mixer tap, tiled splash back surrounds, fitted gas hob with extractor

hood above, built in electric cooker beneath, integrated dish washer, integral fridge/freezer, space and plumbing for washing machine, two double glazed windows to rear and down lighting.

FIRST FLOOR LANDING A approached via stair case flowing up from reception hallway. access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 03" into bay x 12' 05" (4.04m x 3.78m) Having walk in bay window to front, down lighting and radiator.

BEDROOM TWO 12' 07" x 9' 00" (3.84m x 2.74m) Having built in wardrobe, laminate flooring, radiator and double glazed window to rear.

BATHROOM Having a white suite comprising panelled bath with mixer tap and shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part complementary tiling to walls, tiled floor, wall mounted gas central heating boiler, radiator and opaque double glaze window to rear elevation.

OUTSIDE To the rear there is a good sized well maintained South Westerly facing enclosed garden, with full width paved patio leading to good sized lawned garden with a variety of shrubs and trees, with hedgerow and fencing to perimeter.

Council Tax Band B Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 13 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 - Openreach & 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

