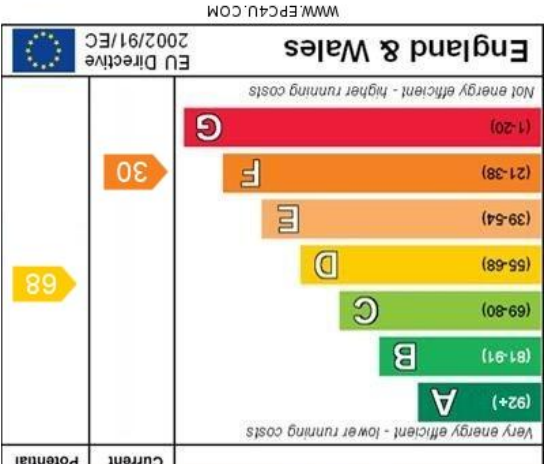


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A BEAUTIFULLY PRESENTED THREE BEDROOM TRADITIONAL DETACHED HOUSE
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- SUPERB OPEN PLAN KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS PLUS STUDY



97 Grange Road, Erdington, Birmingham, B24 0ET

£400,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION - This beautifully presented traditional style detached family home occupies this sought after residential location close to amenities including the shops and facilities within Erdington, public transport on hand including Erdington train station being a short distance away, transport links on hand providing easy access into Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation in brief comprises; welcoming reception hallway, attractive lounge, separate dining room, superb open plan kitchen/breakfast room, landing, three good sized bedrooms/plus study, luxury reappointed family bathroom. Outside to the front the property is set back behind a multi vehicle driveway providing access to the garage and to the rear is a good sized secluded south facing rear garden. Internal viewing of this property is highly recommended.

Outside to the front the property is set back from the road behind a neat lawned fore garden with shrubs and trees, fencing to perimeter, driveway providing ample off road parking, with access to the garage and pathway with gated access to rear.

RECEPTION HALLWAY Been approached by a double glazed leaded reception door, with opaque double glazed window to front, having feature wood panelling to walls, original oak flooring, useful under stairs storage cupboard, feature spindle turning staircase leading off to first floor accommodation and doors off to reception rooms and kitchen/breakfast room.

FRONT RECEPTION ROOM 17' 01" into bay x 10' 10" (5.21m x 3.3m) With walk in double glazed bay window to front, feature fitted plate rail, radiator, space for dining table and chairs.

REAR RECEPTION ROOM/LOUNGE 17' 01" into bay x 11' 05" (5.21m x 3.48m) Focal point to room is a feature fireplace with surround and hearth, with feature wood panelling to walls, laminate flooring, radiator and walk in double glazed bay window with double glazed French doors giving access out to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM 15' 02" max x 13' 08" max 10' 02" min (4.62m x 4.17m) Having been refitted with a matching range of wall and base units, with worktop surfaces over, with inset one and a half bowl sink unit, mixer tap and side drainer, fitted induction hob, with extractor hood above, built in grill and oven beneath, space and plumbing for washing machine and dish washer, space for breakfast table and chairs, space for fridge/freezer, walk in useful pantry, double glazed window to rear and opaque double glazed door giving access to rear garden and pedestrian access door to garage.

FIRST FLOOR LANDING Approached via a split level staircase with access to loft, fitted picture rail and doors off to bedrooms/study/family bathroom and separate WC.

BEDROOM ONE 17' 01" into bay x 11' 04" (5.21m x 3.45m) With walk in leaded double glazed bay window over looking rear garden, fitted picture rail, radiator.

BEDROOM TWO 16' 09" into bay x 10' 10" (5.11m x 3.3m) Having leaded double glazed bay window to front, radiator.

BEDROOM THREE 10' 02" x 9' 05" (3.1m x 2.87m) Having leaded double glazed window over looking rear garden, coving to ceiling and radiator.

STUDY/STORAGE ROOM 10' 02" x 7' 06" (3.1m x 2.29m) Having double glazed bay window to rear, radiator.

FAMILY SHOWER ROOM Having been reappointed with a white suite comprising walk in fully tiled shower cubicle with mains rain water shower over and shower attachment, with fitted shower screen, part complementary tiling to walls, pedestal wash hand basin with water fall mixer tap, radiator, useful storage unit, leaded opaque double glazed window to front elevation.

SEPARATE WC Having low flush WC, opaque leaded double glazed window to side elevation.

GARAGE 16' 04" x 7' 08" (4.98m x 2.34m) With roller shutter door to front, light and power, opaque double glazed window to side and pedestrian access door through to kitchen/breakfast room.

OUTSIDE to the rear there is good sized South facing enclosed garden, with raised full width paved patio with steps leading down to mature lawn with variety of shrubs and trees, with fencing to perimeter, pathway with gated access to front, external power points.

Council Tax Band D Birmingham City Council

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

Broadband coverage -
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 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 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.