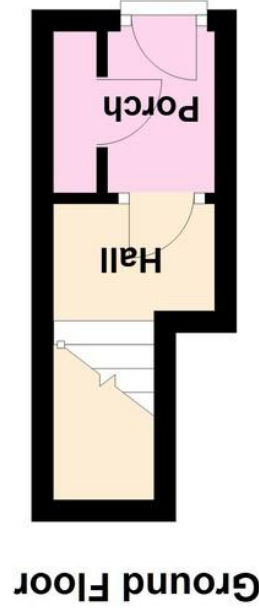
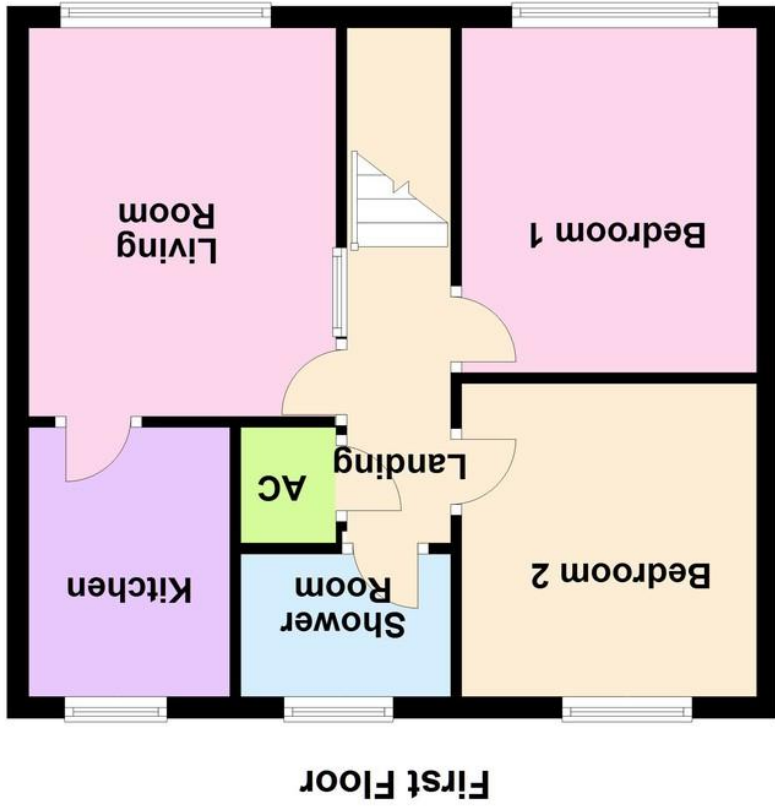
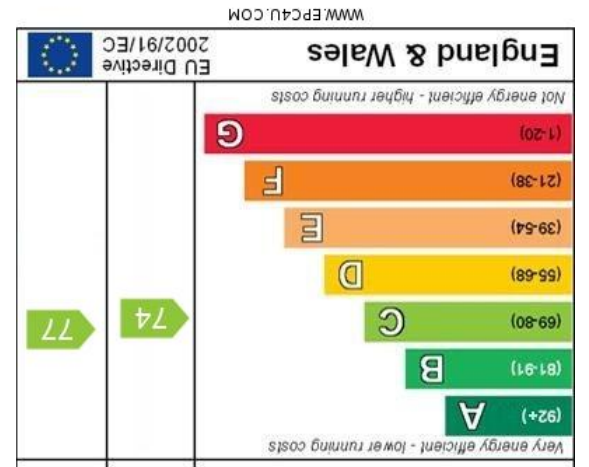


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- WELL PRESENTED FIRST FLOOR MAISONETTE
- ATTRACTIVE LIVING ROOM
- FITTED KITCHEN
- WELL APPOINTED SHOWER ROOM
- IDEAL FIRST TIME PURCHASE
- EXTENDED LEASE



36 Avalon Close, Erdington, Birmingham, B24 9JY

£145,000



Property Description

Outside to the front the property there is useful brick built storage cupboard.

RECEPTION HALLWAY Approached via a double glazed entrance door with stairs off to first floor accommodation.

FIRST FLOOR LANDING Having access to loft, useful built in storage cupboard, doors off to living room, bedrooms and shower room.

LIVING ROOM 11' 04" x 16' 05" (3.45m x 5m) With double glazed window to front, fireplace with surround and hearth fitted with electric fire, radiator and door through to kitchen.

FITTED KITCHEN 8' 08" x 8' 07" (2.64m x 2.62m) Having a comprehensive range of high gloss wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap, space and plumbing for washing machine, space for fridge/freezer, tiled floor, wall mounted gas central heating boiler, double glazed window with views over open grass land to rear.

BEDROOM ONE 13' 05" x 8' 10" (4.09m x 2.69m) Having a range of fitted bedroom furniture comprising two double wardrobes, three chest of drawers, bedside cabinet, radiator and double glazed window to rear.

BEDROOM TWO 11' 06" x 8' 10" (3.51m x 2.69m) Having double glazed window over open grassland to the rear, radiator.

REAPPOINTED SHOWER ROOM Having a white suite comprising vanity wash hand basin, with chrome mixer tap and cupboards and drawers beneath, low flush WC, full complementary tiling to walls, fully tiled enclose shower cubicle with electric shower over, chrome ladder heated towel rail, down lighting and opaque double glazed window to rear elevation.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely availability for three limited availability for EE, O2 & Vodafone and data likely availability for Three limited availability for EE & O2 NO availability for Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 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 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 leasehold with approximately 139 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at N/A and is reviewed N/A. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

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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 Solicitors or Surveyor. Please note that all measurements are approximate.

