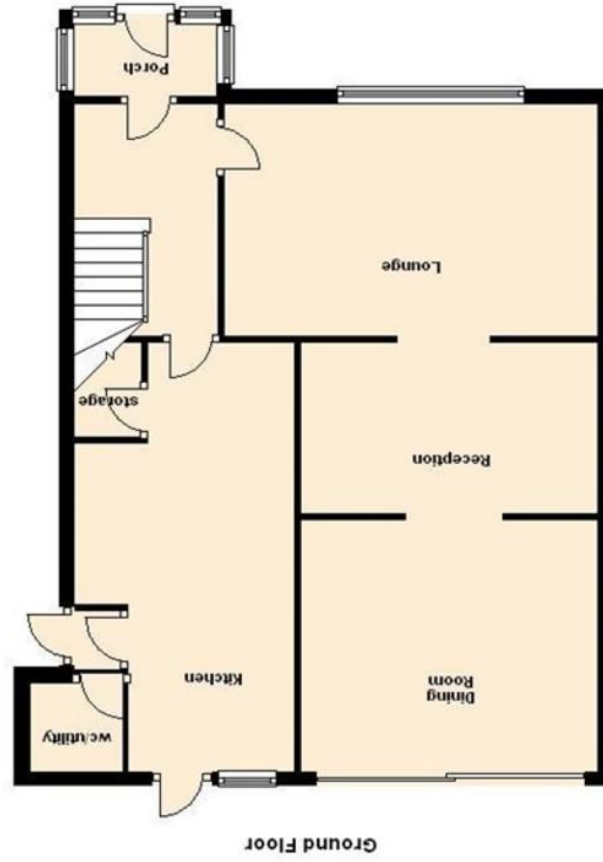
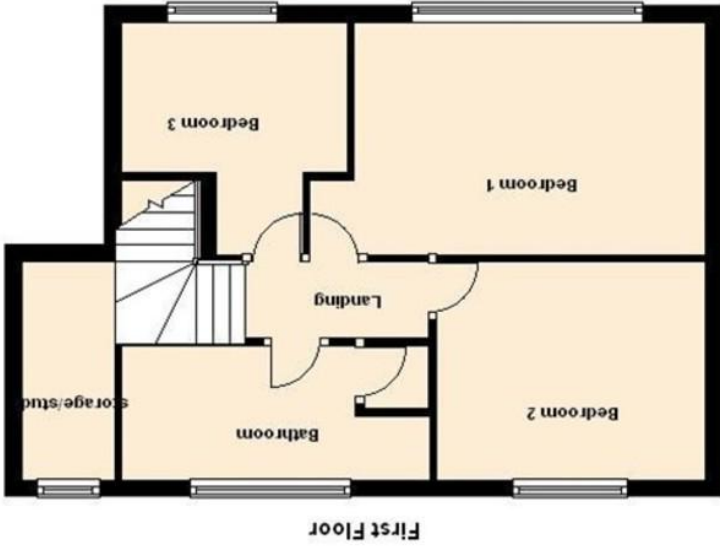


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



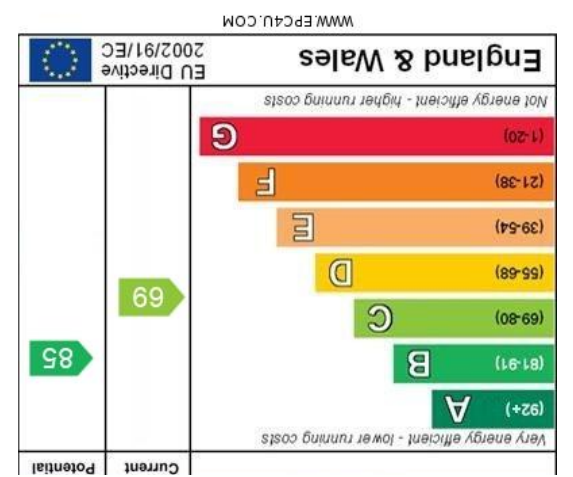
LEGAL READY

"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 Conveor.



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



Walmley | 0121 313 1991



- AN EXTENDED THREE BEDROOM MID TERRACED
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH UTILITY ROOM OFF
- THREE BEDROOMS PLUS STUDY
- DRIVEWAY
- GOOD SIZED ENCLOSED REAR GARDEN



17 Glover Road, Sutton Coldfield, B75 7RH

Offers In Excess Of
 £230,000



Property Description

**** DRAFT DETAILS - AWAITING VENDOR APPROVAL *** This mid terraced property is a fantastic opportunity for those looking for a project in a sought-after location. Situated in a convenient area with excellent public transport links, nearby schools, local amenities, and green spaces, this home offers both convenience and potential.

In need of modernising, this property provides the perfect canvas for someone to create their dream home. With two reception rooms, there is plenty of space for entertaining or relaxing. The property also features a well-sized kitchen, three bedrooms plus study, and a bathroom.

The two reception rooms offer versatility, allowing for a separate dining area or a cosy lounge. The bedrooms provide comfortable living spaces, while the bathroom caters to the needs of the household.

Located in a desirable area, this property is ideal for those seeking a project to create a home tailored to their tastes and needs. Don't miss out on this opportunity to own a property with great potential in a fantastic location. Contact us today to arrange a viewing and unleash the possibilities this property has to offer which is offered with NO UPWARD CHAIN.

PORCH Having single glazed windows to front and side elevations, wall light points and wooden front door leading to:

HALLWAY Having ceramic tiled flooring ceiling light point, central heating radiator and door off to:

LOUNGE 14' 3" x 11' 5" (4.34m x 3.48m) Having a real flame gas fire with tile effect back and hearth and wooden surround over, ceiling light point, double glazed window to front elevation, central heating radiator, coving ceiling.

REAR RECEPTION ROOM 11' 3" x 9' (3.43m x 2.74m) Having ceiling light point, central heating radiator, coving to ceiling, archway leading through to:

DINING ROOM 9' 5" x 9' 4" (2.87m x 2.84m) Having ceiling light point, coving to ceiling, central heating radiator, laminate wood effect flooring, double glazed sliding patio doors leading to garden and archway through to:

KITCHEN 10' x 20' 1" (3.05m x 6.12m) Having a range of wall and base units with complementary roll edge work surfaces over, integral stainless steel oven and gas hob with electric extractor fan over, stainless steel sink and drainer unit with mixer tap, complementary splash back tiling to all relevant areas, space and plumbing for white goods, laminate wood effect lino, central heating radiator, two ceiling light points and coving to ceiling. Door off to:

UTILITY/WC Having ceiling light point, low flush wc, tile effect flooring and door to side passage

FIRST FLOOR LANDING Having ceiling light point, loft access, door off to:

STUDY/STORAGE ROOM 4' x 9' 6" (1.22m x 2.9m) Having double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM ONE 11' x 11' 7" (3.35m x 3.53m) Having a range of fitted wardrobes, two ceiling light points, double glazed window to front elevation and central heating radiator.

BEDROOM TWO 9' 4" x 11' 2" (2.84m x 3.4m) Having double glazed window to rear elevation, ceiling light point, central heating radiator, wood effect flooring and electric points.

BEDROOM THREE 11' 7" x 9' 9" (3.53m x 2.97m) Having double glazed window to front elevation, central heating radiator, ceiling light point and electric points.

BATHROOM Having white suite comprising shaped panelled bath with stainless steel effect fitting over, manual feed shower, low flush wc, pedestal wash hand basin with stainless steel effect fittings over, complementary splash back tiling to all relevant areas, opaque double glazed window to rear elevation, ceiling light point, wood effect flooring storage cupboard housing boiler and additional shelving.

OUTSIDE The rear garden is approached via either dining room or kitchen having a large patio area with steps leading up to lawn, boundaries enclosed by fencing, mature borders and outside storage area currently being used as a shed.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, Three, O2 & Vodafone and data available for Three & O2
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 15 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 - 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

