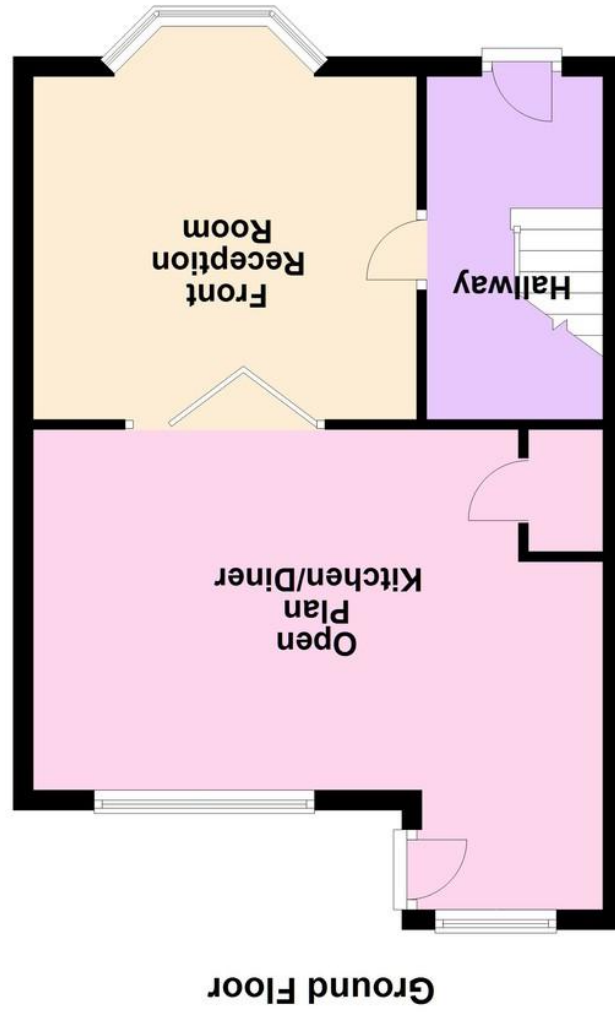
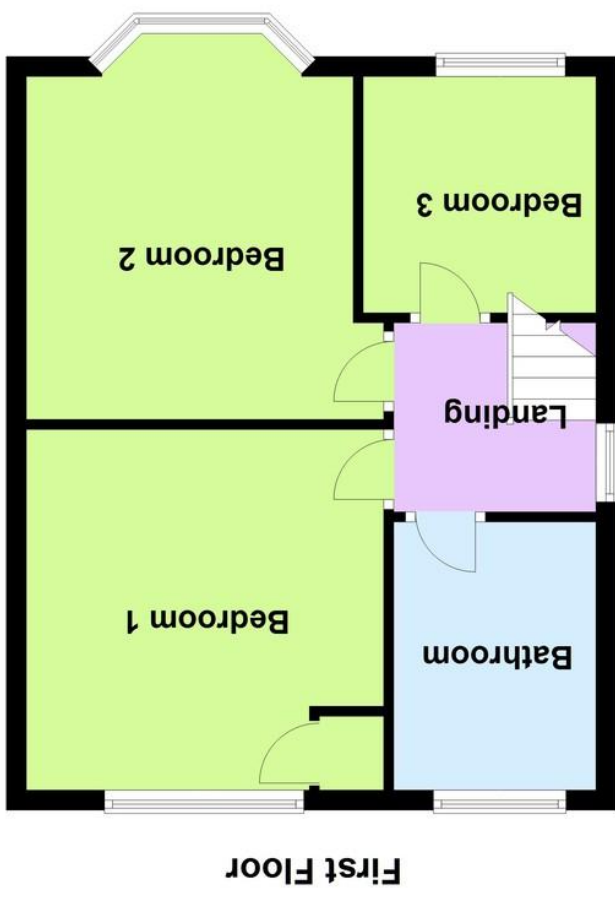
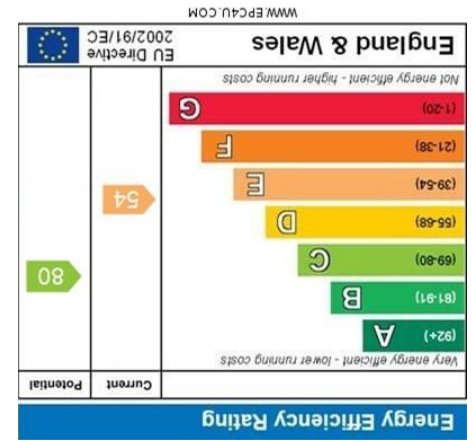


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- MID TERRACED PROPERTY
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING
- NO UPWARD CHAIN

50 Croydon Road, Erdington, Birmingham, B24 8HT

£200,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

A mid terraced property ideally suited for a first time purchaser or buy to let investor, benefitting from no upward chain. The property is conveniently location for easy access to Birmingham City Centre and Spaghetti Junction with its various motorway links. Comprising of reception hall, lounge, open plan kitchen/diner, three bedrooms, family bathroom, rear garden and off road parking. In more detail the accommodation comprises;

RECEPTION HALL With obscure double glazed entrance door, radiator, stairs off to first floor, laminate flooring and door off to:-

LOUNGE 14' 2" max into bay x 11' 9" (4.32m x 3.58m) With double glazed bay window to front, radiator, laminate flooring, feature fire surround and hearth housing fitted living gas fire and bi-fold doors to:-

OPEN PLAN KITCHEN/DINING AREA DINING AREA 13' 11" x 8' 9" (4.24m x 2.67m)
KITCHEN AREA 13' 10" x 6' (4.22m x 1.83m) Kitchen area being fitted with a range of wall and base units, single drainer stainless steel sink unit with mixer tap, electric cooker point, space for washing machine and further appliances, double glazed window overlooking the rear and double glazed door providing rear access. Dining area comprises of; door to built in storage, radiator, breakfast bar, double glazed window overlooking rear.

FIRST FLOOR

LANDING Access to loft space and doors off to:-

BEDROOM ONE 13' 11" x 9' 4" (4.24m x 2.84m) With double glazed window to rear, radiator and cupboard housing gas fired boiler.

BEDROOM TWO 12' x 9' 4" (3.66m x 2.84m) Having double glazed window to front and radiator.

BEDROOM THREE 11' 11" max x 7' 5" (3.63m x 2.26m) With double glazed window to front and radiator.

BATHROOM Having a white suite comprising; paneled corner bath with shower over, close coupled WC, pedestal wash basin, tiled walls and complementary ceramics, vertical towel heater/radiator, obscure double glazed window to rear.

OUTSIDE To the rear there is a well proportioned rear garden being enclosed with timberweave fencing, laid mainly to lawn with diving pathway, front patio area and gated side access to covered shared entrance.

To the front of the property there is a block paved driveway providing off road parking.

Council Tax Band A Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991