

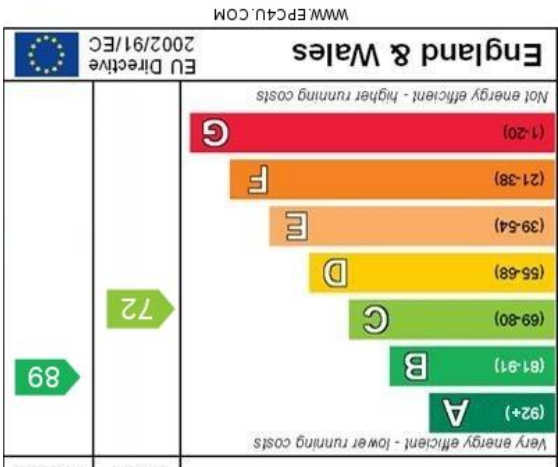
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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



- LOUNGE AND DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS*FIRST FLOOR BATHROOM
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY



55 Croydon Road, Erdington, Birmingham, B24 8HT

£190,000



Property Description

A mid terraced property ideally suited to a first time buyer or buy to let investor, benefiting from no upward chain. The property is conveniently located for easy access to Birmingham City Centre, including spaghetti junction, with its various motorway links. Comprising of reception hallway, lounge, dining room, fitted kitchen, three bedrooms, bathroom with shower room, good sized rear garden and front garden. In more detail the accommodation comprises of:

RECEPTION HALLWAY Having obscure double glazed entrance door, obscure double glazed window to side, meter cupboard, radiator, stairs off to first floor, door to useful under stairs storage cupboard, doors off to:

DINING ROOM 10' 07" x 9' 09" (3.23m x 2.97m) Having double glazed window to front, radiator, gas meter cupboard and laminate flooring.

LOUNGE 14' 01" x 11' 01" (4.29m x 3.38m) Tiled fireplace with hearth, radiator and double glazed window to rear.

FITTED KITCHEN 15' 06" x 6' 04" (4.72m x 1.93m) Fitted with a range of base and wall units with contrasting rolled worktop surfaces over, incorporating one and half bowl sink unit with mixer tap, integrated four ring gas hob with electric oven, space for washing machine and further appliances, complementary splashback surrounds, radiator, breakfast bar, double glazed window overlooking the rear and a door to the side providing rear access.

LANDING Access to loft, doors off to bedrooms and bathroom.

BEDROOM ONE 14' 01" x 9' 01" (4.29m x 2.77m) Double glazed window to front, radiator and a full range of built in wardrobes to one wall.

BEDROOM TWO 11' 00" x 10' 07" (3.35m x 3.23m) Double glazed window to rear, cupboard housing gas fired Worcester Bosch boiler, radiator.

BEDROOM THREE 9' 11" x 06' 04" (3.02m x 1.93m) Double glazed window to front, radiator.

BATHROOM Having a white suite, comprising of a panelled bath with electric shower over, shaped pedestal wash hand basin, low flush WC, part tiled walls, radiator and obscure double glazed window to the rear.

OUTSIDE To the rear there is a good sized garden laid mainly to lawn with a patio area. To the front there is a fore garden with pathway leading to main accommodation.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely availability for Three, O2 & Vodafone limited availability for EE and data likely availability for Three & Vodafone limited availability for EE & O2
Broadband coverage -
Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 104Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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. 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