

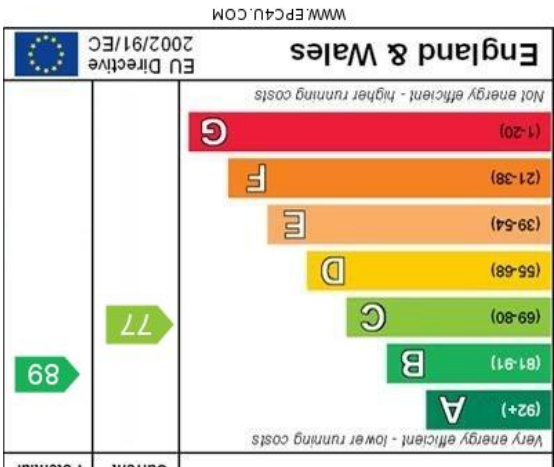
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- AN IMMACULATLY PRESENTED MODERN STYLE THREE BEDROOM MID TERRACED
- ATTRACTIVE LOUNGE
- MODERN OPEN PLAN KITCHEN/DINER
- GROUND FLOOR WET ROOM AND FIRST FLOOR BATHROOM
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN



10 Oakington Drive, Castle Vale, Birmingham, B35 7HQ

£245,000



Property Description

PRESENTED TO A HIGH SPECIFICATION THROUGHOUT - This immaculately presented three bedroom modern style mid terraced house occupies this sought after residential location on Castle Vale, being conveniently situated including a range of local schools and shops, with public transport on hand and transport links providing easy access into Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections. The accommodation in brief which is presented throughout to a high specification, briefly comprises canopy porch, reception hallway, attractive lounge, fitted kitchen/diner, ground floor wet room/WC, landing, three first floor bedrooms, family bathroom, driveway and private enclosed low maintained rear garden. INTERNAL VIEWING RECOMMENDED. NO UPWARD CHAIN.

The property is in a cul-de-sac with an open view of grassland to the front.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached by a composite double glazed reception door with laminate flooring, spindle staircase leading off to first floor accommodation, useful under stairs storage cupboard, doors off to all rooms, radiator.

GROUND FLOOR WET ROOM 6' 08" x 6' 02" (2.03m x 1.88m) Having sealed floor, part tiling to walls, white suite comprising low flush WC, wash hand basin, wall mounted electric shower, coving to ceiling, radiator and opaque double glazed door giving access to the rear garden, with a double glazed window to the side.

LOUNGE 14' 07" x 10' 01" (4.44m x 3.07m) Having double glazed window to front, coving to ceiling, radiator.

KITCHEN/DINER 13' 10" x 10' 02" (4.22m x 3.1m) Having a matching range of wall and base units with worktop surfaces over, with inset sink unit, with mixer tap, tiled splash back surrounds, space for cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, cupboard housing gas central heating boiler, space for dining table and chairs, radiator, coving to ceiling and opaque double glazed door with matching side screen giving access out to rear garden.

FIRST FLOOR LANDING Approached via a spindle staircase flowing from reception hallway, with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 09" x 9' 08" (4.19m x 2.95m) Having double glazed window to rear, coving to ceiling and radiator.

BEDROOM TWO 14' 09" x 7' 09" (4.5m x 2.36m) Having double glazed window to front with open aspect view, coving to ceiling and radiator.

BEDROOM THREE 9' 05" x 8' 08" (2.87m x 2.64m) Having double glazed window to front with open aspect view, coving to ceiling and radiator.

BATHROOM Having a white suite with panelled bath, pedestal wash hand basin, low flush WC, radiator and opaque double glazed window to rear elevation. There is a plumbed in point for a further shower over the bath, if required.

OUTSIDE To the rear there is a pleasant low maintenance enclosed rear garden with full width paved patio, neat artificial lawn with raised shingle borders, fencing to perimeter.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for Three & O2 limited availability for EE & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.5Mbps.

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.