

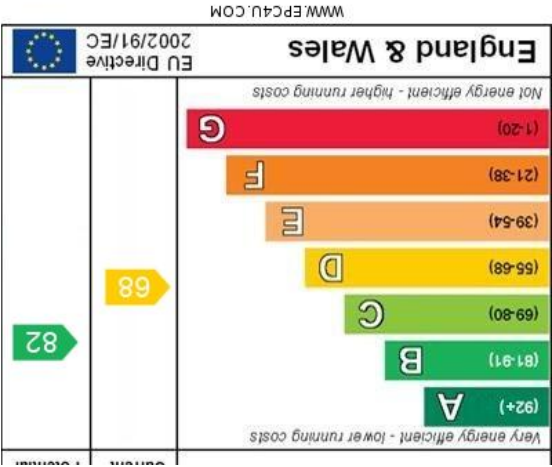
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



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



- A WELL PRESENTED FIRST FLOOR TWO BEDROOM MAISONETTE
- ATTRACTIVE LIVING ROOM
- MODERN COMPREHENSIVELY RE-FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- RE-APPOINTED BATHROOM
- GARAGE IN SEPARATE BLOCK



31 Bickton Close, Erdington, Birmingham, B24 0JA

£145,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

It is a pleasure to market this lovely first floor Maisonette that is situated in a lovely cul-de-sac position.

Benefiting from a good lease the spacious interiors include a private entrance and staircase leading to the first floor, a generous light and airy living room with door through to a fitted kitchen with ample units. There are two double bedroom and a bathroom with white suite. There is also a garage included too.

This is a superb property offering easy living and close to many local facilities.

There is only a very small ground rent and no service charge fees to pay. Viewing is essential to appreciate what a fabulous home this will be.

Outside to the front the property is set back behind a pathway.

ENTRANCE HALLWAY Approached by an entrance door with stairs off to first floor landing.

FIRST FLOOR LANDING Having an airing cupboard, access to loft and doors off to all rooms.

LIVING ROOM 16' 03" x 11' 00" (4.95m x 3.35m) Having a double glazed window to front, wall mounted electric heater and door through to kitchen.

KITCHEN 8' 07" x 8' 05" (2.62m x 2.57m) Being refitted with a contemporary range of wall and base units with worktop surfaces over, incorporating inset sink unit with mixer tap, halogen hob with stylish extractor hood above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge/freezer, tiled floor and double glazed window to rear elevation.

BEDROOM ONE 13' 06" x 9' 09" (4.11m x 2.97m) Having double glazed window to front, wall mounted electric heater.

BEDROOM TWO 11' 04" x 9' 08" (3.45m x 2.95m) Having double glazed window over looking rear, wall mounted electric heater.

BATHROOM 6' 01" x 5' 05" (1.85m x 1.65m) Being refitted with a designer bathroom suite, comprising panelled bath with electric shower over and mixer tap, pedestal wash hand basin with chrome mixer tap, low flush WC, part complementary tiling to walls, tiling to floor and opaque double glazed window to rear elevation.

GARAGE (UNMEASURED) Garage in separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE Three & Vodafone Good outdoor, variable in-home

O2 Good outdoor

Broadband coverage -

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 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 leasehold with approximately 105 years remaining. Service Charge is currently running at N/A annum and is reviewed N/A. The Ground Rent is currently running at £93.00 per annum and is reviewed annually. 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 Solicitors 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.

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