

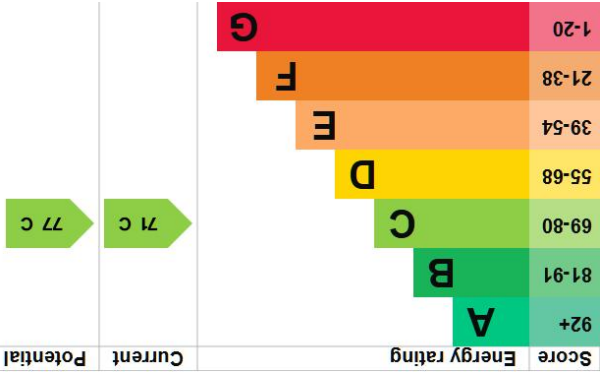
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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



- NO UPWARD CHAIN
- POPULAR LOCATION
- THREE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS



32 Jackson Walk, Birmingham, B35 7ET

£200,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and Co are delighted to present this three bedroom terrace property, ideally located in a popular location on a peaceful cul-de-sac. This fantastic property is offered with no upward chain making the perfect opportunity for first time buyers or anyone looking to add their own personal touch to a home in a prime location. Internally the property offers generous living space and flexibility for modern family living. The ground floor benefits from spacious lounge, modern fitted kitchen and the addition of a conservatory. Upstairs you will find three well proportioned bedrooms, separate wc and modern fitted bathroom. Externally this home enjoys low maintenance garden with brick built storage outside and double gates to allow access for parking. The location is both peaceful and practical being within close proximity to local schools, shops, transport links and amenities. This is a rare opportunity to purchase a home in this location and any ideal buyers seeking space, value and future flexibility please contact to us to arrange a viewing today.

Entrance via porchway into hallway.

HALLWAY With doors leading off to kitchen and living room, stairs to first floor.

KITCHEN 18' 6" x 8' 8" (5.64m x 2.64m) A range of wall and base units, double glazed window to front and double glazed window to rear, integrated oven, microwave, hob and extractor, one and a half bowl stainless steel sink, storage cupboard, radiator, tiled splash backs, UPVC double glazed door leading into garden.

LIVING ROOM 18' 6" x 10' 6" (5.64m x 3.2m) Double glazed window to front, radiator, heating controlled by Hive, gas fire with fireplace surrounding, double glazed sliding doors leading to:-

CONSERVATORY 7' 5" x 9' 0" (2.26m x 2.74m) Double glazed windows, tiled flooring, patio doors leading to the garden.

FIRST FLOOR LANDING Providing loft access, airing cupboard housing the Worcester Bosch boiler.

BEDROOM ONE 12' 11" x 8' 8" (3.94m x 2.64m) Double glazed window to front, built-in storage cupboard and radiator.

BEDROOM TWO 9' 6" x 10' 9" (2.9m x 3.28m) Double glazed window to front and radiator.

BEDROOM THREE 8' 10" x 7' 8" (2.69m x 2.34m) Double glazed window to rear and radiator.

BATHROOM 5' 5" x 4' 10" (1.65m x 1.47m) Double glazed obscure glass to rear, panelled bath with shower above and shower curtain, vanity sink unit, radiator.

SEPARATE WC Double glazed obscure glass window to the rear, low level toilet.

EXTERNALLY The property is approached via gated pathway with low maintenance front garden.

Rear garden with double gated access for parking, brick built storage and low maintenance patio.

Council Tax Band A - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:
EE, O2, Three and Vodafone - Good outdoor and in-home



Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 67 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:- 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 event ual 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991