

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



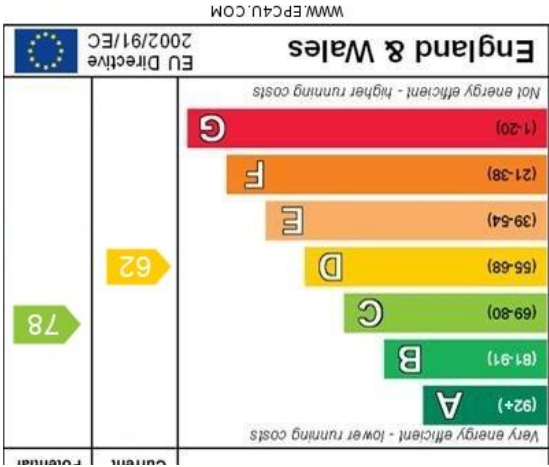
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 TWO BEDROOM SEMI DETACHED HOUSE
- FAMILY LOUNGE
- COMPREHENSIVELY FITTED KITCHEN/DINER
- SUPERB CONSERVATORY
- TWO BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN

105 Humberstone Road, Erdington, Birmingham, B24 0PY

£205,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

IDEAL FIRST TIME PURCHASE - This well presented two bedroom semi detached house occupies this popular residential location close to amenities including local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation briefly comprises:- Entrance porch, hallway, family lounge, comprehensively fitted kitchen/diner, superb conservatory, landing, two bedrooms and family bathroom. **EARLY VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED**

Outside to the front the property is set back behind a block paved frontage with fencing to perimeter and pathway with gated access to rear.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screen, double glazed reception door leading through to hallway.

HALLWAY Having stairs off to first floor landing accommodation, radiator, opaque double glazed window to side and door leading through to lounge.

LOUNGE 14' 01" x 11' 11" (4.29m x 3.63m) Focal point to room is a feature fireplace with surround and hearth, fitted with gas fire, laminate flooring, coving to ceiling, useful under stairs storage cupboard, double glazed window to front, radiator and door leading through to kitchen/diner.

KITCHEN/DINER 17' 06" x 8' 07" (5.33m x 2.62m) Having being comprehensively refitted with a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, with side drainer and mixer tap, with complementary tiled splash back surrounds, fitted gas hob with extractor hood over, built in electric cooker beneath, integrated dish washer, integrated washing machine, space for fridge/freezer, cupboard housing gas central heating boiler, down lighting, tiled floor continuing through to the dining area, with space for dining table and chairs, radiator, double glazed window to rear and opaque double glazed door giving access through to conservatory.

CONSERVATORY 16' 09" x 9' 02" (5.11m x 2.79m) Being of part brick construction with double glazed window to side and rear elevation and double glazed French doors giving access to the rear garden.

LANDING Approached by a staircase passing double glazed to side with access to loft and doors off to bedrooms and bathroom,

BEDROOM ONE 14' 03" x 10' 01" (4.34m x 3.07m) Having two double glazed windows to front, radiator, useful built in wardrobe.

BEDROOM TWO 10' 07" x 9' 03" (3.23m x 2.82m) Having double glazed window over looking rear garden, radiator.

FAMILY BATHROOM Having three piece white suite, comprising vanity wash hand basin with chrome mixer tap and cupboards, "P" shaped panelled bath with fitted shower screen, with mixer tap and mains fed shower over, low flush WC, chrome ladder heated towel rail, complementary cladding to walls and opaque double glazed window to rear elevation.

OUTSIDE Good sized enclosed rear garden, laid mainly to lawn with paved patio with gate access to front, pathway leading to neat lawned garden, fencing to perimeter, to the top of the garden there is a timber decked seating area, timber framed garden shed, external lighting.

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 and in-home

O2 Good outdoor, variable in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 123 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area:-

City Fibre, 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