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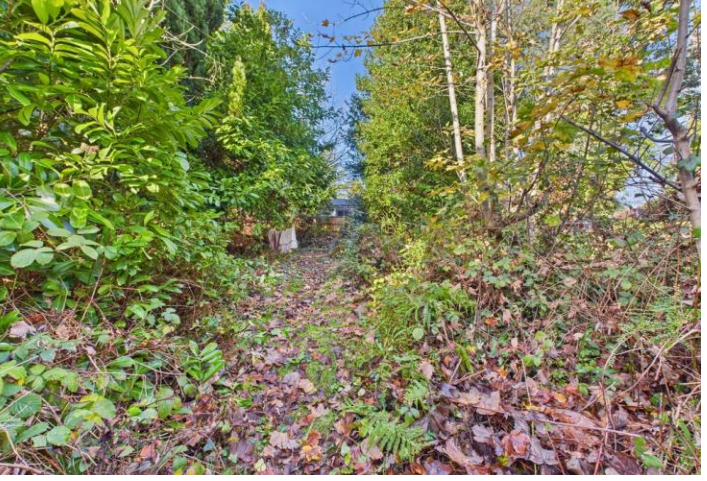


green
& company



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£300,000



Property Description

An excellent opportunity to acquire this three bedroom traditional style semi detached house requiring complete modernisation throughout. Occupying this sought after location within Erdington, ideally situated for amenities including the shops and facilities within Erdington town centre with public transport on hand and transport links providing easy access into both Birmingham City Centre and motorway connections.

The accommodation which requires total refurbishment throughout, offers great potential to extend and update and briefly comprises:- Entrance porch, reception hallway, two reception rooms, kitchen, landing, three bedrooms plus box room and family bathroom. Outside to the front the property is set back behind a front garden and the driveway giving access to the garage. To the rear is a mature enclosed rear garden. In more detail the accommodation comprises:

Outside to the front the property is set back behind a mature fore garden with driveway providing of road parking with access to the garage.

ENCLOSED PORCH Approached via glazed double doors with matching side screens.

RECEPTION HALLWAY Approached by a glazed reception door with stained glass leaded side screens, staircase off to first floor accommodation, useful under stairs storage cupboard, feature herringbone flooring, radiator and doors off to through lounge and breakfast room.

THROUGH LOUNGE 32' 06" x 12' 04" (9.91m x 3.76m) Having leaded bay window to front, bay window to rear with door giving access to rear garden, two chimney breasts, two radiators.

BREAKFAST ROOM 9' 10" x 8' 03" (3m x 2.51m) Having a walk in bay window to rear, built in storage cupboards, chimney breast with fireplace, radiator and opening through to kitchen.

KITCHEN 10' 05" x 6' 06" (3.18m x 1.98m) Having two glazed windows to side, sink unit and glazed door giving access through to rear veranda, and storage cupboard.

COVERED SIDE ENTRY 20' 07" x 3' 05" (6.27m x 1.04m) Having doors leading to front and rear elevation and pedestrian access leading through to garage.

GARAGE 15' 06" x 8' 00" (4.72m x 2.44m) Having double doors to front, light and power, pedestrian access door to side entry. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

SPLIT LEVEL FIRST FLOOR LANDING Having staircase leading from reception hallway, with doors off to bedrooms and bathroom.

BEDROOM ONE 17' 00" x 12' 10" (5.18m x 3.91m) Having walk in leaded bay window to front, chimney breasts and radiator.

BEDROOM TWO 13' 02" x 12' 02" (4.01m x 3.71m) Having window to rear, radiator.

BEDROOM THREE 15' 09" x 9' 10" (4.8m x 3m) Having two windows to rear, chimney breast with fire place radiator.

BEDROOM FOUR/BOX ROOM 12' 11" x 8' 01" (3.94m x 2.46m) Having port hole leaded window to front, wall mounted gas central heating boiler.

BATHROOM Having a white suite comprising panelled bath, pedestal wash hand basin, low flush WC, built in storage cupboard and leaded glazed window to front elevation, radiator.

OUTSIDE To the rear there is a mature garden with lawn and a variety of shrubs and trees.

Council Tax Band D 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 16 Mbps. Highest available upload speed 1 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 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

*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.
WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY' BRANCH ON 0121 313 1991