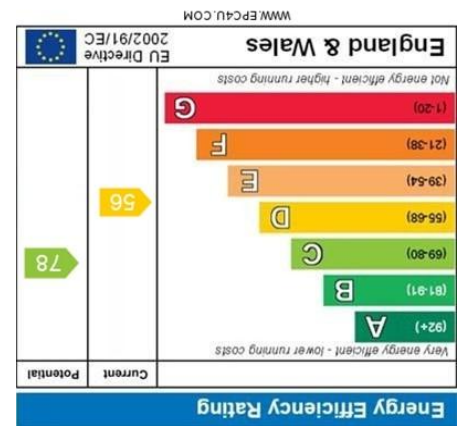


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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



- A WELL PRESENTED FOUR BEDROOMED PERIOD SEMI DETACHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER

70 Orchard Road, Erdington, Birmingham, B24 9JA

£475,000

Property Description

THIS WELL PRESENTED FOUR BED ROOMED PERIOD SEMI DETACHED HOUSE OCCUPIES THIS SOUGHT AFTER RESIDENTIAL LOCATION. Close to amenities including the shops and facilities within in Edington Town Centre, with public transport on hand, including Erdington train station being within walking distance, providing easy access into Birmingham City Centre and motorway connections. The well presented accommodation which is arranged over three storeys briefly comprises the ground floor, vestibule entrance, welcoming reception hallway, front and rear reception rooms, superbly extended open plan kitchen/diner. To the first floor there are three good sized bedrooms and family bathroom and to the second floor is a further excellent sized bedroom, guest bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear there is a well maintained enclosed garden.

Outside to the front the property is set well back from the road behind a full width block paved driveway providing ample off road parking.

CANOPY PORCH Having an outside light.

VESTIBULE ENTRANCE Approached by a double glazed composite reception door with tiled floor, coving to ceiling, meter cupboard.

WELCOMING RECEPTION HALLWAY Being approached by a double glazed reception door, ornate coving to ceiling, fitted picture rail, stairs off to first floor accommodation, two radiators and doors off to all rooms.

FRONT RECEPTION ROOM 19' 06" x 13' 04" max 11' 06" min (5.94m x 4.06m) Having a walk in double glazed bay window to front, ornate coving to ceiling and ceiling rose, fitted picture rail, fireplace with tiled surround and radiator.

REAR RECEPTION ROOM 16' 09" max 13' 06" min x 11' 06" (5.11m x 3.51m) Focal point to the room is a feature fireplace with surround and hearth with inset electric fire, ornate coving to ceiling, fitted picture rail, wood flooring, double glazed window to side and glazed double doors giving access to rear garden.

GUEST CLOAKROOM Having a white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, tiled splash back surrounds, wall mounted mirror with LED lighting, cupboard housing gas fired central heating boiler, bamboo flooring, opaque double glazed window to side elevation.

SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER 35' 01" x 10' 03" max x 10' 00" min (10.69m x 3.12m) Breakfast Area. Having space for breakfast table and chairs, double glazed window to side, feature vertical designer radiator and opening through to:

Kitchen Area. Having a matching bespoke range of high gloss wall and base units with solid wood work top surfaces over, incorporating inset gas on glass five burner gas hob, with stylish extractor above, integrated combination microwave oven, fitted self cleaning oven, space for an American style fridge/freezer, having a further matching range of base units with solid wood work top surfaces incorporating an inset one and a half bowl sink unit and mixer tap and tiled splash back surround, integrated dish washer, space and plumbing for washing machine and further appliance, two double glazed windows to side, down lighting, feature designer radiator and double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Approached by a spindle staircase flowing from reception hallway, further staircase off to second floor and doors off to all rooms.

BEDROOM ONE 19' 10" into bay x 14' 11" (6.05m x 4.55m) Having an impressive walk in double glazed bay window to front, feature fireplace, cast iron surround and hearth, ornate coving to ceiling and fitted picture rail, two designer vertical radiators.

BEDROOM TWO 13' 05" x 13' 00" (4.09m x 3.96m) Having feature fireplace with cast iron surround, ornate coving to ceiling, radiator and double glazed window to rear.

BEDROOM THREE 11' 02" x 13' 01" (3.4m x 3.99m) With coving to ceiling, ceiling rose, double glazed window to rear, radiator.

FAMILY BATHROOM Being refitted with a four piece white suite, pedestal wash hand basin with mixer tap, low flush WC, part tiling to walls, tiled floor, fully tiled enclosed shower cubicle with mains fed shower over, ladder heated towel rail, extractor and opaque double glazed window to side elevation.

BEDROOM FOUR 15' 01" max 12' 00" min x 19' 09" max (4.6m x 6.02m) Having chimney breast with cast iron fireplace, radiator, double glazed window to front.

LOFT ROOM/STORAGE 12' 06" x 6' 06" (3.81m x 1.98m) With double glazed Velux window to rear, radiator.

BATHROOM Having a white suite comprising panelled bath with electric shower over with fitted shower screen, pedestal wash hand basin and low flush WC, part tiling to walls and opaque glazed internal window through to loft room/storage.

OUTSIDE To the rear there is a good sized well maintained enclosed garden, with full width block paved patio, pathway with gated access to front, neat lawn with shaped borders, with an abundance of shrubs and trees, fencing to perimeter and to the bottom of the garden there is a timber framed garden shed.

Council Tax Band D Birmingham City Council

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

Mobile coverage - voice likely available for EE and Three, limited for O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 18 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.

