

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

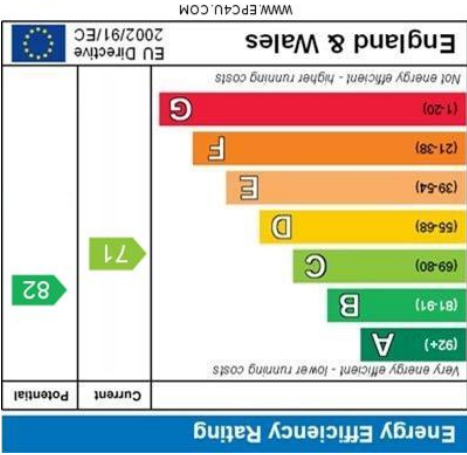


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- TWO DOUBLE BEDROOMS
- BLOCK PAVED DRIVE
- LANDSCAPED REAR GARDEN
- REFITTED SHOWER ROOM
- MODERN STYLE KITCHEN

Laburnum Avenue, Birmingham, B37 6AL

Offers In Region Of  
£220,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a wonderfully presented two bedroom mid terraced home. This is perfect for a first time buyer or even an investor looking for a ready made home to add to the portfolio. The perfect opportunity offering block paved ample drive for multiple vehicles, spacious hallway, lovely refitted kitchen, generous lounge, two double bedrooms, refitted shower room and landscaped rear garden. This really is a home you don't want to miss out on. Call Green and Company to arrange your viewing.

Block paved drive which offers ample parking.

HALL With polished marble effect flooring, feature radiator, window to front, blinds, tiled skirting, doors to lounge, kitchen and stairs to first floor.

LOUNGE 14' 10" x 11' 1" (4.52m x 3.38m) With window to front, blinds, french doors to rear, radiator, lighting and chimney breast.

KITCHEN 11' 0" x 9' 0" (3.35m x 2.74m) Is a modern vibe with marble effect polished flooring, metro style tiling splashback, window to rear, blinds, door to garden, pantry cupboard, induction hob, oven, feature radiator, six way spotlight.

LANDING With window to rear, doors to bedrooms, shower room and WC.

BEDROOM ONE 11' 8" x 11' 0" (3.56m x 3.35m) Accessed through wood effect door, window to front, blinds, loft access, radiator, single built in cupboard.

BEDROOM TWO 9' 11" x 11' 1" (3.02m x 3.38m) With laminate flooring, window to front, blinds, radiator, feature panel wall.

SHOWER ROOM Has been refitted and offers a modern crisp vibe with geometric style tiles, window to rear, tiled walls, spotlights, vanity unit with sink, bathroom cabinet, heated towel rail, walk in shower tray with mixer shower.

WC Has wood effect floor tiling, window to rear, tiled walls, radiator and spotlights.

GARDEN Has been landscaped to a high standard with Indian slate flooring patio area, stepping up to middle section offering Indian slate path between artificial lawn leading to rear patio area, slate and sleeper borders finish this amazing space, there is also access to a brick built outhouse.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 4M bps. Highest available upload speed 0.6M bps.  
Broadband Type = Superfast Highest available download speed 42M bps. Highest available upload speed 9M bps.  
Broadband Type = Ultrafast Highest available download speed 1000M bps. Highest available upload speed 100M bps.

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.

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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100