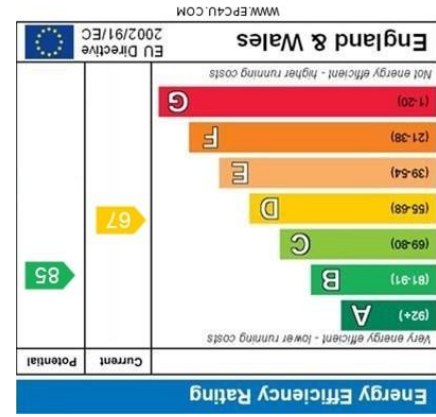


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GARAGE
- WELL PRESENTED
- QUIET LOCATION
- VIEWING HIGHLY RECOMMENDED

Hill Top Close, Great Barr, Birmingham, B44 8JJ

£215,000



## Property Description

Approach the property via front garden with path leading up to front door, ample off road parking and front door into:-

**PORCH** 3' 2" x 3' 10" (0.97m x 1.17m) With door through to lounge and fuse board.

**LOUNGE** 17' 11" 14' 9" min x 12' 7" (5.46m max 4.5m min x 3.84m) With double glazed window to front, radiator, stairs leading to first floor and electric fire.

**KITCHEN** 8' 2" x 12' 6" (2.49m x 3.81m) Having double glazed window to rear, door leading out to patio area, newly fitted kitchen with a range of white high gloss units with complementary work surfaces over and upstands, stainless steel units with complementary work surfaces over and upstands, stainless steel sink, drainer and mixer tap over, integral; oven, hob and extractor, complementary splash backs, space for white goods, radiator.

**GARAGE** 8' 5" x 16' 8" (2.57m x 5.08m) Having electric power points, ceiling light, up and over door. (Many of the neighbors have changed this into a further room/bedroom subject to planning permission) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

**LANDING** 6' 2" x 7' 4" (1.88m x 2.24m) With loft access.

**BEDROOM ONE** 12' 7" into wardrobe x 8' 2" (3.84m x 2.49m) With two double glazed windows to rear and radiator.

**BEDROOM TWO** 12' 7" into recess x 7' 1" (3.84m x 2.16m) With two double glazed windows to rear, radiator and fitted wardrobes.

**BATHROOM** 7' 3" x 6' (2.21m x 1.83m) With double glazed window to side, WC, pedestal wash hand basin, panel bath with handheld mixer shower over, radiator, tiled splash backs, shaver point and cupboard housing central heating boiler.

**GARDEN** With patio area, lawn, fences to borders, built in BBQ, door into garage and a variety of trees and shrubs.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.



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 leasehold with approximately 60 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £120 per annum paid half yearly and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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