



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

This traditional style semi detached house is well situated for local amenities including the shops and facilities in Boldmere, with public transport on hand and local schools in the vicinity. Despite its need for modernisation, the property holds great potential for those willing to undertake a small project. It boasts three bedrooms, making it a great opportunity for investors or a family alike. The property also features two reception rooms, providing ample space for family living and entertaining, extended kitchen with a store room off which has a potential to be converted into a utility room. ample off road parking and garage and lovely large rear garden

In summary, this property, while requiring some modernisation, is a fantastic opportunity for someone looking to put their own stamp on their new home. With its generous space, excellent location and potential for personalisation, it's waiting for the right buyer to realise its full potential

DRIVEWAY being blocked paved and proving ample off road parking

ENCLOSED PORCH having doors into

ENTRANCE HALL Providing access to downstairs living areas and stairs leading off

LOUNGE 11' 10" x 12' 5" (3.61m x 3.78m) Having double glazed bay window to front, fireplace with gas fire point, central heating radiator, ceiling light point and arch into

DINING ROOM 11' 10" x 11' 11" (3.61m x 3.63m) ceiling light point, central heating radiator and double glazed patio doors garden,

KITCHEN 6' 1" x 16' 8" (1.85m x 5.08m) having a range of base and wall units, one and a half bowl sink unit with mixer tap, gas cooker point and plumbing for washing machine, central heating radiator and two double glazed window and door to garden

STORE ROOM 7' 3" x 5' 9" (2.21m x 1.75m) having ceiling light point and door to garage

FIRST FLOOR LANDING having doors to

BEDROOM ONE 11' 0" x 12' 5" (3.35m x 3.78m) having central heating radiator, ceiling light point and double glazed window to rear

BEDROOM TWO 10' 2" x 11' 11" (3.1m x 3.63m) having fitted wardrobes, ceiling light point, central heating radiator and double glazed bay window to front

BEDROOM THREE 7' 0" x 8' 9" (2.13m x 2.67m) having central heating radiator, ceiling light point and double glazed window to front

FAMILY SHOWER ROOM 6' 11" x 8' 8" (2.11m x 2.64m) tiled splash backs, shower compartment with mixer shower over, low level wc, wash basin central heating radiator, double glazed window to rear.

GARAGE 7' 11" x 16' 1" (2.41m x 4.9m) having double opening doors
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN To the rear is a lovely enclosed garden with paved patio, steps up to a lawn area with trees and shrubs and a garden shed

Council Tax Band C - Birmingham

Utility Supply

Electric - Mains

Gas - Mains

Water - Mains

Heating - Gas central heating

Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

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

Mobile coverage for:

EE - Good outdoor and in-home

O2 - Good outdoor

Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.
Highest available upload speed 220 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