

## LEGAL READY

Energy Efficiency Rating	
Potential	87
Current	56

A (92+) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

England & Wales  
 EU Directive 2002/91/EC  
 www.epcau.com

**Floor 1**

**Room Dimensions:**

- Lounge:** 13'2" x 13'9" (4.02 x 4.21 m)
- Kitchen:** 15'11" x 9'1" (4.87 x 2.77 m)
- Porch:** 15'2" x 2'8" (4.57 x 0.81 m)
- Hall:** 13'7" x 1'15" (4.17 x 0.46 m)
- Storage:** 2'5" x 5'8" (0.76 x 1.74 m)
- Bedroom 1:** 9'8" x 10'9" (2.96 x 3.28 m)
- Bedroom 2:** 8'8" x 12'8" (2.65 x 3.88 m)
- Bedroom 3:** 7'4" x 9'3" (2.25 x 2.84 m)
- Bathroom:** 6'3" x 7'6" (1.92 x 2.30 m)
- Landing:** 3'6" x 5'10" (1.07 x 1.79 m)

**Room Features:**

- Lounge:** Features a fireplace on the left wall and a large window on the right wall.
- Kitchen:** Features a sink, stove, and refrigerator on the left wall, and a window on the right wall.
- Porch:** Features a door leading to the lounge and a window on the right wall.
- Hall:** Features a door leading to the lounge and a door leading to the storage room.
- Storage:** Features a door leading to the hall and a window on the right wall.
- Bedroom 1:** Features a door leading to the hall and a window on the right wall.
- Bedroom 2:** Features a door leading to the hall and a window on the right wall.
- Bedroom 3:** Features a door leading to the hall and a window on the right wall.
- Bathroom:** Features a door leading to the hall and a window on the right wall.
- Landing:** Features a door leading to the hall and a window on the right wall.

<p><b>Approximate total area<sup>m</sup></b></p> <p>67.7 m<sup>2</sup> 729 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>0.2 m<sup>2</sup> 2 ft<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom</p> <p>..... Below 1.5 m/5 ft</p>	<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE 360</b></p>
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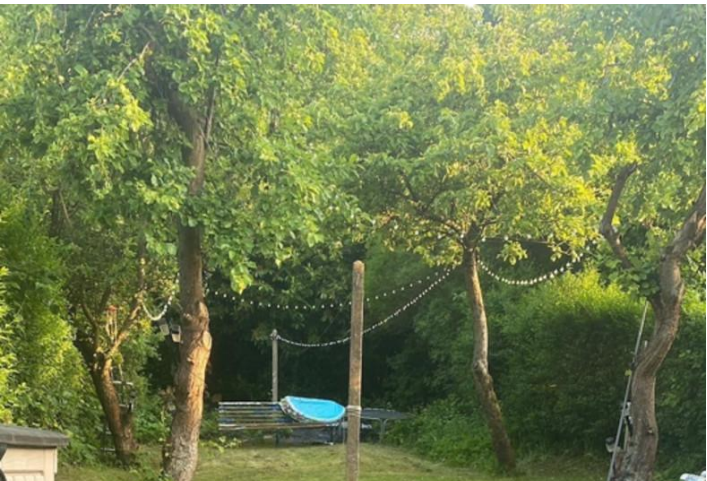
**green**  
& company



- Sandmere Grove, Birmingham, B14 4JD

£250,000





## Property Description

Internal photos have been carefully edited to remove any personal items, ensuring viewers can better appreciate the space.

Fantastic Tenanted Investment Opportunity – 3-Bedroom Semi-Detached Home on Sandmere, Birmingham (B14 4JD)!  
Attention investors! Secure a rare, ready-made rental opportunity with this spacious three-bedroom semi-detached property, perfectly positioned on the sought-after Sandmere in Birmingham. With reliable tenants already in place, this is the ideal hands-off, income-generating addition to your portfolio.

Step inside and discover:

- Three well-proportioned bedrooms offering excellent rental appeal
- A bright and inviting lounge ideal for comfortable family living
- A generous kitchen/dining area with plenty of space to cook and entertain
- A modern family bathroom
- Private rear garden – great for outdoor leisure and low maintenance
- Off-street parking providing everyday convenience

Located in a thriving residential area with excellent transport links, shops, parks, and schools nearby, this property consistently attracts strong tenant demand.

With tenants already settled, you can enjoy immediate returns from day one-no void periods, no hassle, just a solid investment in a popular area.

Properties like this don't hang around.

Enquire today and secure this exciting, income-producing opportunity!

PORCH Door into:-

HALLWAY Carpeted, stairs leading to first floor.

LOUNGE 13' 2" x 13' 9" (4.01m x 4.19m) Carpeted, radiator bay window, gas fire and door to downstairs storage.

KITCHEN 15' 11" x 9' 1" (4.85m x 2.77m) Fitted units, window, door to garden, freestanding gas ring hob with electric oven and boiler.

FIRST FLOOR LANDING Carpeted, window and radiator.

BEDROOM THREE 7' 4" x 9' 3" (2.24m x 2.82m) Window to rear, carpeted, radiator.

BEDROOM TWO 8' 8" x 12' 8" (2.64m x 3.86m) Window to rear, built-in storage, carpeted and radiator.

BEDROOM ONE 9' 8" x 10' 9" (2.95m x 3.28m) Carpeted window to front, radiator.

BATHROOM 6' 3" x 7' 6" (1.91m x 2.29m) Lino flooring, bath, sink, wc, window and radiator.

Council Tax Band B - Bimginham

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - 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, variable in-home  
O2, Three and Vodafone - Good out door

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Brsk, 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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991