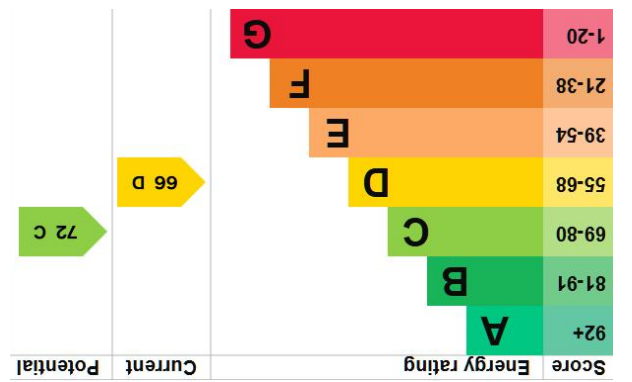


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- UNDERFLOOR HEATING TO KITCHEN AND BATHROOM
- DUAL ASPECT LOUNGE
- LANDSCAPED REAR GARDEN

Southwood Avenue, Shard End, B34 6PP

Offers In Region Of  
 £210,000





## Property Description

Fabulous well presented two double bedroomed semi detached home situated on Southwood Avenue and overlooking open aspect views to front. Amazingly spacious and ideal for any first time buyer or families looking to progress up the property ladder. You will see from the moment you walk in to this lovely home how welcoming it is and how loved it has been. Dual aspect lounge diner leading to conservatory, refitted modern style kitchen with underfloor heating, useful side utility area, two double bedrooms, family bathroom with underfloor heating and to finish this wonderful home is the landscaped rear garden with artificial lawn. Please call Green and Company to arrange your viewing.

Approached via Southwood Avenue onto block paved driveway suitable for multiple vehicles.

PORCH With laminate flooring, wall light.

HALL With laminate flooring, radiator, stairs to first floor, understairs storage space, utilities cupboard, door to kitchen and lounge.

LOUNGE 9' 5" x 22' 6" (2.87m x 6.86m) Is dual aspect with window to front, laminate flooring, French doors to rear leading to conservatory and two radiators.

KITCHEN 7' 8" x 10' 4" (2.34m x 3.15m) Is a lovely refitted room with modern style units, laminate tile effect flooring with underfloor heating, gas hob, double oven, integrated fridge freezer, integrated dishwasher, spotlights, metro style tiling, under unit lighting, pull out spice rack larder cupboard, plumbing for washing machine, window to rear with blinds, door to side utility.

CONSERVATORY 8' 0" x 12' 0" (2.44m x 3.66m) With laminate flooring, radiator, blinds and french doors.

UTILITY 4' 7" x 13' 3" (1.4m x 4.04m) Is on the side off kitchen with door to front, door to garden, useful store room.

LANDING Has window to side, loft access and doors to bedrooms and bathroom.

BEDROOM ONE 14' 3" x 10' 3" (4.34m x 3.12m) Situated to front of home with two windows, blinds, built in wardrobe, dressing area space, laminate flooring and radiator.

BEDROOM TWO 9' 0" x 9' 10" (2.74m x 3m) Situated to rear with laminate flooring, two built in wardrobe, radiator and window.

BATHROOM With tiled floor, underfloor heating, bath, WC, vanity unit and sink, window to side and rear with blinds, mixer shower, tiled walls with glass mosaic border.

GARDEN Has been landscaped and benefits Indian slate patio area, artificial lawn, decked seating area, two wooden sheds and sculptured borders with a selection of trees and plants.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

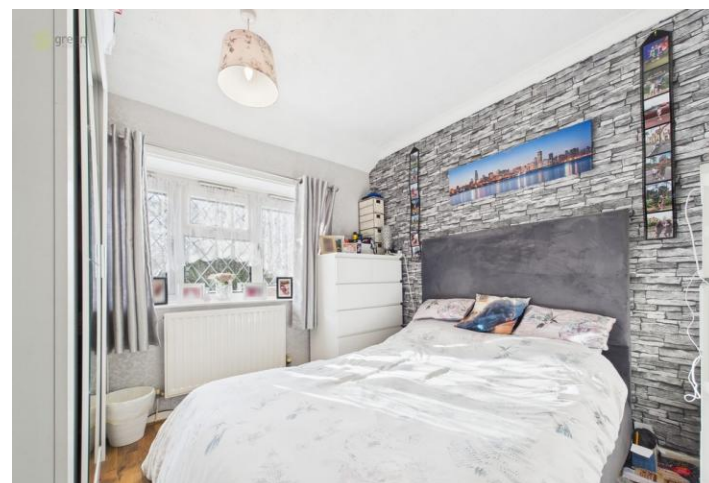
EE, O2, Three - Good outdoor and in home  
Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 74Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 180Mbps. 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 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

\*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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

