

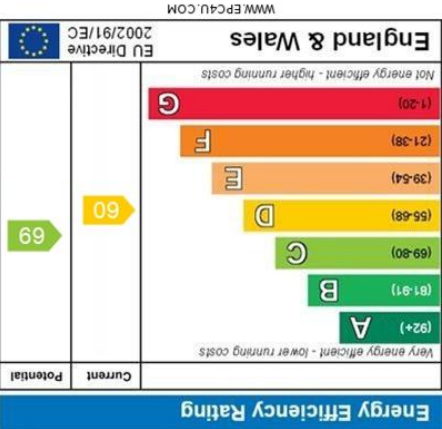


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



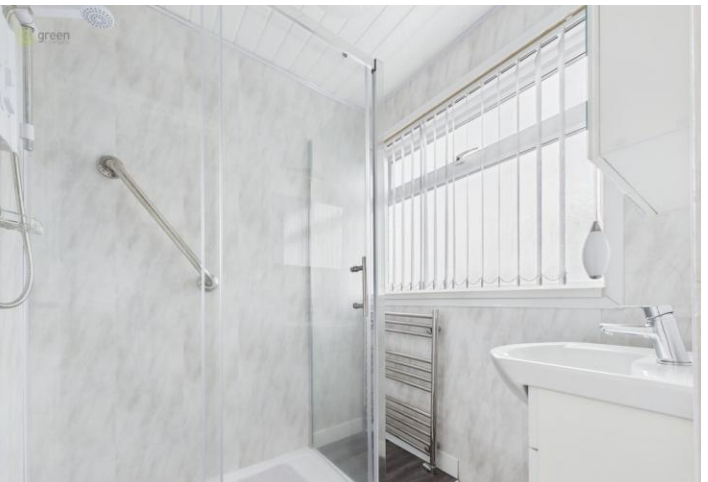
Castle Bromwich | 0121 241 1100



- NO CHAIN
- END TERRACE HOME
- THREE BEDROOMS
- PORCH
- KITCHEN DINER
- LOUNGE

Yorklea Croft, Chelmsley Wood , Birmingham, B37 5EQ

Offers In Region Of
£170,000



Property Description

Are you a Property Investor looking to add to your portfolio or even a First Time Buyer looking for a property to get you on to the property ladder with? Yorklea Croft could be the property for you!

Being offered on with No Chain, this home is a wonderful opportunity to obtain a three bedroom home in the ever popular Chelmsley Wood area which is close to local schooling, amenities and transport links. This home will require elements of modernisation throughout but offers the ideal purchaser the chance to create a fabulous home.

Benefitting from Porch, Kitchen Diner, Lounge, Three Bedrooms, Separate WC and Shower Room and Private Front and Rear Gardens, this home is not one to be missed out on. Call Green & Company today to arrange your viewing.

Accessing the property via a walkway with low maintenance front garden with an artificial lawn leading into:-

PORCH 5' 4" x 8' 0" (1.64m x 2.45m) Accessed via UPVC front door into open porch area with cupboards leading into:-

KITCHEN/DINER 7' 9" x 19' 1" (2.38m x 5.84m) With a mixture of wood effect wall and base units and stone effect work surfaces, sink unit, double glazed window to the rear and tiled flooring to the kitchen. Dining space has laminated flooring with double glazed window to the front and radiator. Also with stairs leading to upstairs.

HALLWAY 2' 9" x 4' 9" (0.84m x 1.45m) With storage cupboard in under stairs space and door to rear garden.

LOUNGE 10' 4" x 19' 3" (3.17m x 5.87m) Being dual aspect with double glazed windows to front and rear, radiators and carpeted flooring.

FIRST FLOOR With carpeted flooring and doors leading to bedrooms, separate WC, shower room and storage cupboard.

BEDROOM ONE 10' 6" x 9' 7" (3.22m x 2.94m) With carpeted flooring, double glazed window to front, radiator, storage cupboard.

BEDROOM TWO 8' 0" x 13' 6" (2.45m x 4.12m) With carpeted flooring, double glazed window to front, radiator.

BEDROOM THREE 7' 7" x 9' 4" (2.32m x 2.86m) With carpeted flooring, double glazed window to rear and radiator.

WC 5' 10" x 2' 6" (1.79m x 0.78m) With linoleum flooring, obscure glass double glazed window to rear, WC unit.

SHOWER ROOM 5' 1" x 5' 5" (1.56m x 1.67m) With walk in shower tray with cubicle, sink unit with storage beneath and wall mounted mirrored cabinet.

GARDEN With slabbed area, small barked patch, stone area, raised decking and brick storage shed.

Council Tax Band A - Solihull

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

Mobile coverage for:
EE, Three and Vodafone - Variable in-home, good outdoor
O2 - Good (outdoor only)

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 16 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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?
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