





Property Description

EARLY INTERNAL VIEWING ESSENTIAL. This recently constructed three bedroomed semi detached house built to a pleasing design and specification approximately three years ago, occupies this popular residential location, close to amenities including local schools and shops, with public transport on hand and transport links providing easy into Birmingham City Centre, Erdington Town Centre and motorway connections. The well presented accommodation in brief comprises, reception hallway, well appointed guest cloakroom, attractive living room, comprehensively fitted kitchen/diner, landing, three good sized bedrooms, master with en suite shower room, well appointed principle bathroom, driveway, enclosed rear garden. **INTERNAL VIEWING RECOMMENDED**

Outside to the front the property occupies a pleasant cul de sac position set back behind a neat fore garden and pathway with canopy porch with outside light and driveway providing off road parking.

RECEPTION HALLWAY Being approached by a double glazed opaque composite reception door, tiled floor, radiator and doors off to lounge and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with mixer tap and tiled splash back surrounds, low flush WC, tiled floor, extractor and radiator.

LOUNGE 18' 03" x 9' 09" (5.56m x 2.97m) Being a dual aspect room with double glazed windows to front and side elevation, two radiators, spindle staircase off to first floor accommodation, useful under stairs storage cupboard and door leading through to kitchen/diner.

KITCHEN/DINER 14' 07" x 10' 02" (4.44m x 3.1m) Having a matching range of wall and base units with work top surfaces over, incorporating inset oven and a half bowl sink unit with mixer tap and quartz splash back surrounds, fitted hob with splash back and extractor above, built in electric cooker beneath, space and plumbing for washing machine and fridge/freezer, tiled floor, space for dining table and chairs, feature wood panelling to walls, radiator, double glazed window to rear, down lighting and double glazed French doors giving access to rear garden.

FIRST FLOOR LANDING Approached by a spindle turning stair case with access to loft, radiator and doors off to bedrooms and bathroom.

MASTER BEDROOM 10' 03" x 9' 03" (3.12m x 2.82m) Having built in wardrobes with shelving and hanging rail with mirrored sliding doors, useful built in storage cupboard, radiator, double glazed window over looking rear garden and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising fully tiled shower cubicle with shower over, low flush wc and wash hand basin, tiled splash backs, radiator and double glazed window to rear.

BEDROOM TWO 10' 04" x 7' 04" (3.15m x 2.24m) Having double glazed window to front, radiator.

BEDROOM THREE 10' 05" x 6' 10" (3.18m x 2.08m) Having double glazed window to front, radiator.

BATHROOM Being well appointed with white suite comprising panelled bath with mixer tap an mains fed shower over and fitted shower screen, pedestal wash hand basin with chrome mixer tap and low flush WC, part brick effect complementary tiling to walls, radiator, extractor and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a well maintained enclosed garden with raised decked seating area with balustrade, neat lawn, fencing to border, timber framed garden shed, pathway with gated access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE & Three Good outdoor, variable in-home

O2 Good outdoor and in-home

Vodafone Good outdoor and in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 17 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media & City Fibre

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 313 1991