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42 Mavis Road
Birmingham,
B31 2SD

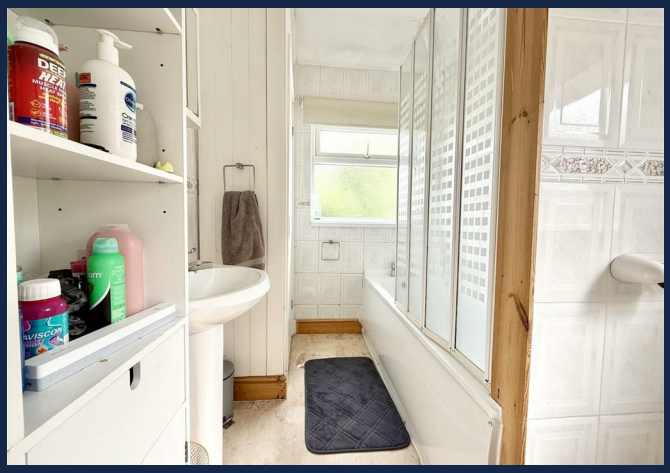
Offers In The Region Of £235,000

OFFERED FOR SALE WITH NO ONWARD. An impressive three bedroomed semi detached property that has been thoughtfully updated by the current owners. This is an ideal property for the new family to add their own touches whilst still offering potential to add value. Mavis Road is ideally placed for local shops and amenities, fantastic transport links and near to popular local schools.

The layout in brief comprises on entrance porch, hallway, front facing dining room, rear facing lounge with patio doors leading out to rear garden and the kitchen that is located to rear with a door to side leading out to the side access and the lean to/utility and the ground floor w.c. Heading upstairs is a pleasant landing, two good sized double bedrooms, third bedroom and the house bathroom.

Externally the property offers off road parking for two vehicles and via the side access a route through to rear. At the rear of the property is an impressive garden with large paved area for seating and entertaining, a paved path then leads down the garden where you will find a good sized shed. AF 7/8/26 V1 EPC=D

BREAD



Approach
Via block paved driveway, side gated access, side store, paved step to double glazed front door into entrance.

Entrance porch
Ceiling light point, cupboard housing the meters, double glazed obscured window and door to hallway.

Entrance hall
Ceiling light point, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring, storage under stairs.

Front reception room 10'9" x 13'1" into bay (3.3 x 4.0 into bay)
Double glazed bay window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Rear reception room 10'5" x 13'1" (3.2 x 4.0)
Double glazed patio door to rear, ceiling light point, central heating radiator.

Kitchen 5'10" x 9'10" (1.8 x 3.0)
Double glazed window facing the lean-to/utility, double glazed door to side store, pantry housing fuse board and has lighting, wall and base units, ceiling light point, stone effect work surface, stainless steel sink and drainer, tiled splashbacks, wood effect laminate flooring, space for cooker, access to the side.

First floor landing
Double glazed obscured window to side, ceiling light point, loft access hatch.

Ground Floor **First Floor**

Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Bedroom one 10'5" x 13'5" (3.2 x 4.1)
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom two 9'10" x 13'5" into bay (3.0 x 4.1 into bay)
Loft access hatch with pull down ladder, double glazed bay window to front, ceiling light point, storage space, central heating radiator.

Bedroom three 6'2" x 7'2" (1.9 x 2.2)
Double glazed window to front, ceiling light point, central heating radiator.

Bathroom
Double glazed obscured window to side and rear, ceiling light point, built in airing cupboard housing central heating boiler, tiled walls, bath with shower over, vinyl tiled effect flooring, low level flush w.c., wash hand basin, central heating radiator.

Lean-to/utility
Wall mounted lighting, external hot and cold taps, sink, double glazed windows facing patio, access to ground floor w.c.

Rear garden
Good sized patio area, paved steps leading down to second paved area, pathway to rear with lawns either side and further paved area to the rear with shed., water tap and external socket.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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