

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



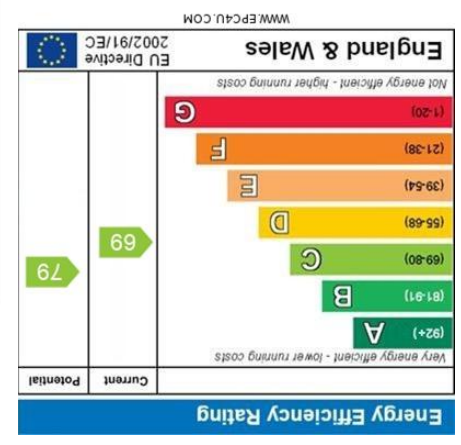
LEGAL READY

"How does this help me?"

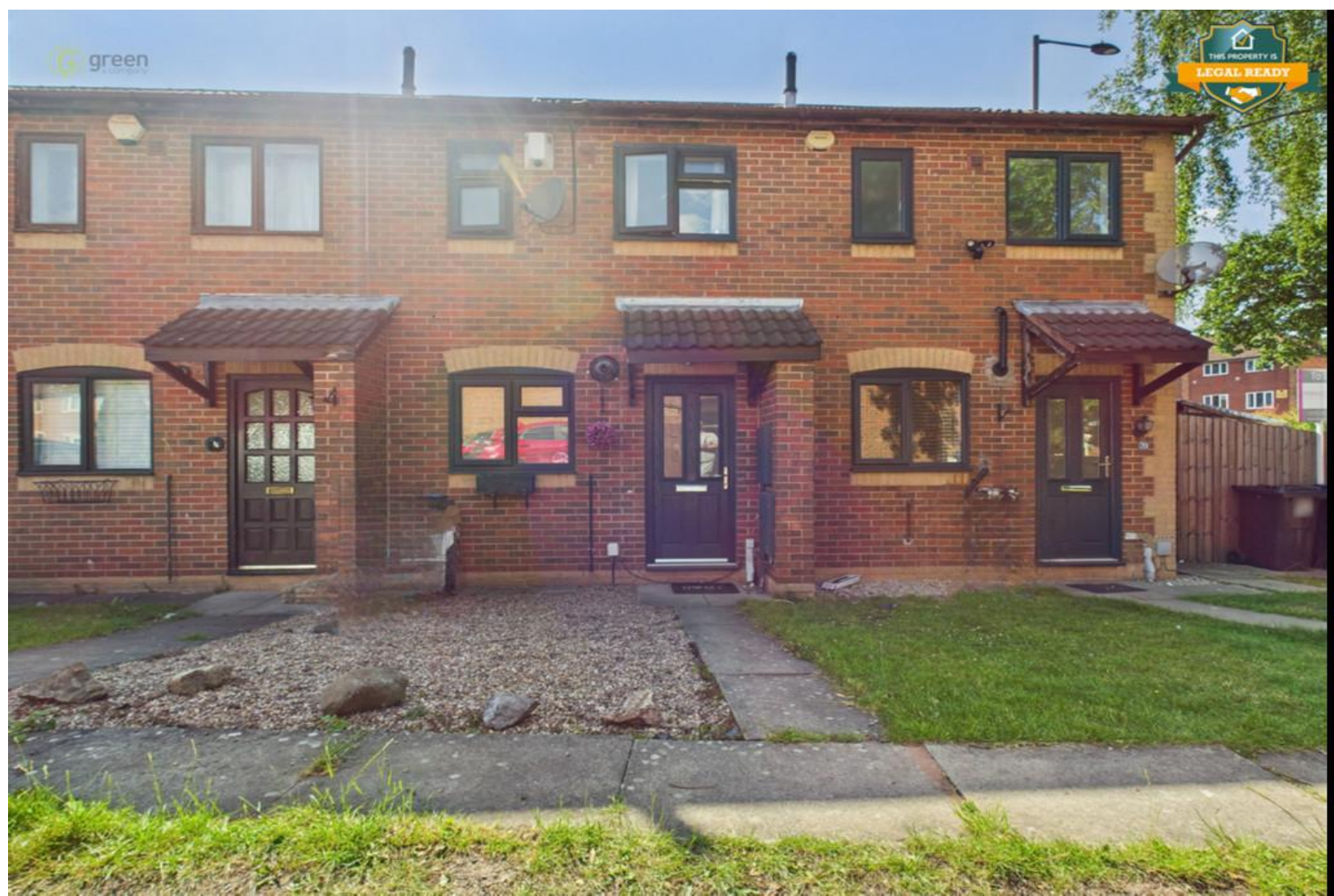
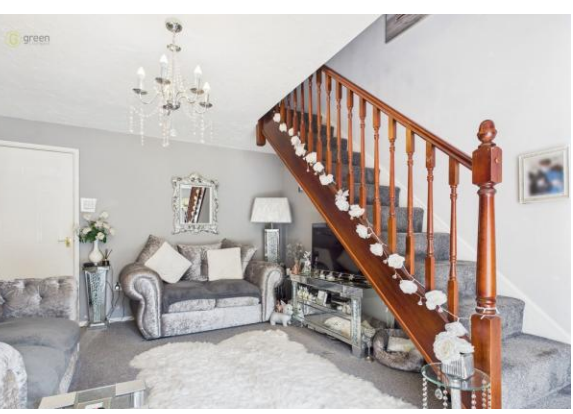
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- WELL PRESENTED HOME
- SEPARATE GARAGE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- STYLISH DECOR
- REAR GARDEN

Oakmeadow Close, Kitts Green, Birmingham, B33 0AQ | Offers Over £180,000



Property Description

What a fabulous opportunity to acquire this lovely two bedroom mid terraced home. This property is a very well presented stylish home and is ideal for first time buyers or even an investor looking to add to a portfolio. The home boasts two bedrooms, family bathroom, spacious lounge and kitchen. A great feature of this home is the separate garage and two parking spaces. Located less than 0.1 mile from local shops, amenities and transport links. Please call Green and Company to arrange your viewing, Do not miss out as it wont be around long.

Approached on Oakmeadow Close with garage and allocated parking, pathway leading to front door entering into:-

HALL With vinyl flooring, radiator, archway to kitchen and door to:-

LOUNGE 16' 8" x 11' 11" (5.08m x 3.63m) Which is a generous room and stylish with french doors to rear, two radiators, stairs to first floor.

KITCHEN 7' 10" x 7' 9" (2.39m x 2.36m) Is situated to the front with window, blinds, vinyl flooring, cooker, tiled splash back, selection of wall and base units, boiler and strip light.

FIRST FLOOR

LANDING With doors to bedroom and bathroom.

BEDROOM ONE 12' 5" x 8' 8" (3.78m x 2.64m) With window to front, radiator and wardrobe.

BEDROOM TWO 10' 8" x 6' 8" (3.25m x 2.03m) With window to rear, radiator and storage cupboard.

BATHROOM Benefits from tiled wall and floors, vanity unit and sink, WC, bath with shower attachment, panel ceiling, radiator and window to rear.

GARDEN Is a lovely space with patio, lawn, rear gated access and fenced boundaries.

GARAGE Is situated at the front of the home and is separate with up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.
 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?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100