

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

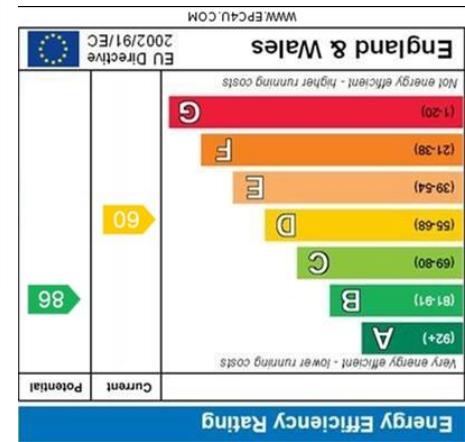


**LEGAL READY**

“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 Conveyer.



Great Barr | 0121 241 4441



- PERFECT FOR FIRST TIME BUYERS
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND STPP
- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT

Darleydale Avenue, Kingstanding, Birmingham, B44 9UW

Offers Over £230,000



## Property Description

Are you looking for a home in good condition, within budget and having a uniquely large garden? Then this property could be for you. At the top of a cul-de-sac off Dyas Road, you will find this recently renovated 3 bed semi-detached home. As you enter the property you are greeted by a newly fitted kitchen diner with integrated oven and hob and views over the garden. From there you can access the sizeable living room with a gas fireplace as the centerpiece. It has light coming through from the front and rear leaving an airy feel. To the rear is the conservatory having access to the living room and kitchen. It's perfect for a hot or cold night with its sun-catching habits and views over the garden. Upstairs you have 3 good-sized bedrooms - 2 of them being a double and the third a large single. Also upstairs, is a bathroom with a bath and over head shower along with a separate W/C for great convenience. Now to the rear is what will bring the attention, with where it's positioned, this home comes with a large rear garden that widens as it goes out. The current owners have made this a great space for kids or entertaining guests and is now the spot to be come summer! If that doesn't sound like something for you, with this garden you have tons of potential to extend the current home STPP.

If this sounds like something for you, give the office a call or email now to make sure you get a viewing booked now before it's too late!

**OUTSIDE TO THE FRONT** Lawn, shared access, path to front door, side access.

**HALLWAY** Carpeted, ceiling light and gas central heating radiator, double glazed window to front.

**KITCHEN** 15' 6" x 8' 10" (4.72m x 2.69m) Tiled flooring, double glazed window to side, wall and base units, fitted oven, hob and extractor fan, sink with mixer tap, space for double fridge, gas central heating radiator, ceiling light, double glazed door to conservatory and door leading to:-

**UTILITY ROOM** 5' 5" x 4' 8" (1.65m x 1.42m) Housing washing machine, dryer and gas central heating boiler, ceiling light.

**CONSERVATORY** 8' 10" x 15' 1" (2.69m x 4.6m) Having laminate wood flooring, double glazed windows to rear and side, double glazed sliding doors leading to:-

**LIVING ROOM** 20' 11" x 9' 10" (6.38m x 3m) Laminate wood flooring, double glazed window to front, gas fireplace, ceiling light, gas central heating radiator.

**FIRST FLOOR LANDING** Carpeted, ceiling light.

**BEDROOM ONE** 13' 10" x 10' 0" (4.22m x 3.05m) Having double glazed window to front, built-in wardrobe, carpeted, ceiling light, gas central heating radiator.

**BEDROOM THREE** 6' 10" x 9' 11" (2.08m x 3.02m) Laminate wood flooring, double glazed window to rear, gas central heating radiator, ceiling light.

**BEDROOM TWO** 12' 5" x 7' 9" (3.78m x 2.36m) Carpeted, gas central heating radiator, double glazed window to front, built-in storage space, ceiling light, gas central heating radiator.

**BATHROOM** Bath with overhead electric shower, tiled walls, gas central heating towel radiator, laminate wood flooring, double glazed window to rear, sink with mixer tap, ceiling light.

**SEPARATE WC** Double glazed window to rear, tiled flooring, ceiling light, low level wc.

**OUTSIDE TO THE REAR** Lawn, fenced surrounds.  
Council Tax Band B - Birmingham



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

Mobile coverage for:  
EE and Three - Good outdoor and in-home  
O2 - Good outdoor  
Vodafone - Good outdoor, variable in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 28 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 19 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

