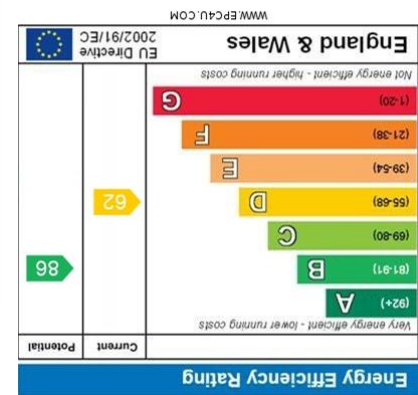


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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.



Boldmere | 0121 321 3991



- SIZEABLE LOUNGE AND DINING ROOM
- MODERN BATHROOM
- FITTED KITCHEN
- GENEROUS GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING



Woolmore Road, Erdington, Birmingham, B23 7EB

Offers Over £280,000



Property Description

As you approach the property, you'll immediately notice its inviting curb appeal, with a well-maintained driveway providing ample parking for your vehicles. The front garden adds a touch of greenery, setting the tone for the warm and cosy atmosphere that awaits inside.

Step through the front door into a spacious, large through lounge and dining room, designed to be the heart of the home. This generous living space is perfect for relaxing with family or entertaining friends. The clever layout ensures an abundance of natural light, creating a bright and airy environment. Whether you're unwinding after a long day or hosting dinner parties, this room offers versatile comfort and style.

Adjacent to the lounge is a fitted kitchen that combines functionality with modern design. Equipped with plenty of storage and a practical layout, makes meal prep effortless and enjoyable.

Upstairs, you'll find three bedrooms, each offering plenty of space for relaxation, study, or hobbies. The main bathroom is beautifully appointed, featuring contemporary fixtures and a soothing ambience-perfect for unwinding at the end of a busy day.

Additional highlights include a separate rear garage, providing secure storage for tools or hobbies. The garage's versatile space could also serve as a workshop or additional storage area, adding further convenience to daily living.

The property's location on Woolmore Road places you within easy reach of local amenities, excellent schools, shops, parks, and excellent transport links into Birmingham city centre and beyond. Whether you're commuting for work or enjoying weekend leisure activities, this neighbourhood offers everything you need.

Don't miss out on this fantastic opportunity to own a lovely semi-detached home in a vibrant community. With its spacious layout, convenient features, and excellent location, this house is truly a place where you can create wonderful memories. Contact us today to arrange a viewing and take the first step towards making this beautiful property yours!

OUTSIDE To the front is a driveway with small corner border, entrance to the rear garden.

PORCH Double glazed and door leading to:-

HALLWAY Carpeted, window, radiator and under stairs storage.

LOUNGE/DINING ROOM 14' 1" x 10' 10" (4.29m x 3.31m) Dining area - 13' 2" x 10' 10" (4.01m x 3.31m)

Front bay window, double glazed with radiator, feature fireplace with an electric fire, double doors separate the two rooms, rear windows with door into the garden and radiator.

KITCHEN 16' 11" x 5' 7" (5.16m x 1.7m) Boiler, wall and base units, extractor fan, four ring hob, oven, two windows, one frosted window overlooking the side entrance and another window overlooking the garden, door leading the garden, patio area, lawn with path, shed and door to garage.

GARAGE 16' 1" x 11' 11" (4.9m x 3.63m) Accessible from the rear with an up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Carpeted and window.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m) Floor to ceiling tiles, radiator, sink, toilet and bath with an electric shower and window overlooking the rear.

BEDROOM ONE 14' 7" x 10' 5" (4.44m x 3.18m) Radiator and bay window overlooking the front.

BEDROOM TWO 11' 2" x 10' 2" (3.4m x 3.1m) Radiator, window overlooking the rear.

BEDROOM THREE 7' 7" x 6' 0" (2.31m x 1.83m) Radiator, window overlooking the front.

Council Tax Band C - Birmingham



Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas central heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 77 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, CityFibre, Virgin Media

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 321 3991