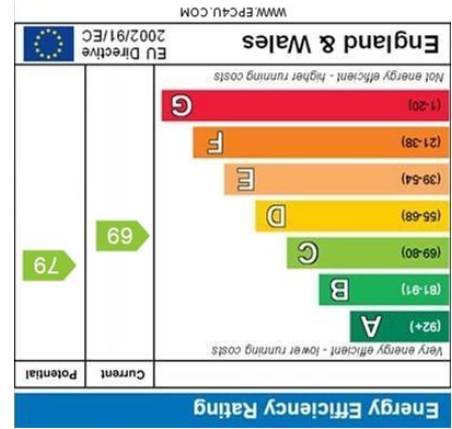


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- CHARMING MID-TERRACED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- GALLEY KITCHEN
- REAR ACCESS & PRIVATE GARDEN



Somerset Road, Erdington, Birmingham, B23 6NJ

£240,000

## Property Description

Discover this charming three-bedroom, two-bathroom mid-terraced home nestled on Somerset Road in Erdington B23 6NJ. Boasting spacious two reception rooms, a private garden perfect for relaxation and entertaining, and convenient rear access, this property is bursting with potential. Whether you're a first-time buyer, growing family, or investor, this wonderful home offers all the space and character you need. Don't miss out - schedule a viewing today and unlock the incredible possibilities this fantastic home has to offer!

**OUTSIDE** To the front is a gravelled front garden, double glazed door into:-

**PORCH** Half concrete, half tiled floor, door into:-

**HALLWAY** Wood effect laminate flooring.

**DINING ROOM** 8' 9" x 13' 6" (2.67m x 4.11m) Wood effect laminate flooring, radiator, double glazed bay window, cast iron fireplace.

**LOUNGE** 12' 2" x 12' 1" (3.71m x 3.68m) Having under stairs storage area, wood effect laminate flooring, cast iron fireplace, radiator, door leading to staircase, double glazed window overlooking rear garden and door into:-

**KITCHEN** 6' 8" x 13' 4" (2.03m x 4.06m) Lino flooring, fitted units with oven, double glazed window, Worcester boiler, space for washing machine, space for tumble dryer, space for fridge/freezer, free-standing cooker, through area with storage and door to rear.

**BATHROOM** 5' 9" x 5' 11" (1.75m x 1.8m) Radiator, sink, double glazed window, toilet and bath with shower which runs off the boiler system.

**REAR** Yard area, lawned garden, garage and side back door to the rear access.

**FIRST FLOOR LANDING** Carpeted.

**MASTER BEDROOM** 12' 3" x 11' 3" (3.73m x 3.43m) Two double glazed windows, radiator, storage over stairs.

**BEDROOM TWO** 9' 1" x 12' 3" (2.77m x 3.73m) Double glazed window overlooking the rear, radiator, carpeted.

**BATHROOM** 3' 10" x 4' 9" (1.17m x 1.45m) Sink, shower cubicle, shower runs off the boiler, toilet, extractor fan.

**BEDROOM THREE** 6' 7" x 8' 2" (2.01m x 2.49m) Double glazed window overlooking the rear garden.

Council Tax Band B Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 18Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

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

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 321 3991

