

**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 Conveyancer.



Great Barr | 0121 241 4441



- PERFECT FOR FIRST TIME BUYERS
- OPPORTUNITY TO EXTEND STPP
- WELL MAINTAINED THROUGHOUT
- NEWLY FINISHED ROOF
- GREAT LOOKING FRONT AND BACK GARDEN

Hornsey Road, Kingstanding, Birmingham, B44 0JT

£200,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

First time buyers act quick! Now on the market is a 3 bedroom which ticks all the boxes! Outside you have a sleek and recently done drive and if you look you will find a newly done roof which give this home a great curb appeal. Inside you have a sizeable lounge with a bay window frontage which has access in to a great square shaped kitchen with loads of storage. Traditional to the home, you have a downstairs bathroom which again is kept in great condition. Upstairs you have 3 bedrooms, all a great size. My favourite is the main bedroom which has a large window letting in loads of natural light; it is also a great size having the width of the whole front of the home all to itself. Outside, matching the front you have a patio area leading on to lawn which new fences ready to be painted to your taste. There is also side access for convenience and many with a similar sized garden has opted to extend outwards to make a larger kitchen or even a sunroom.

With the condition, size and price, this home is a great purchase for a first time buyer looking to find their first home. If you're interested in seeing this home in person then I advise getting a viewing as soon as possible before everyone else gets the same idea!!

OUTSIDE To the front is a block paved frontage leading to front door into hallway.

HALLWAY Carpeted, ceiling light, gas central heating radiator.

LIVING ROOM 11' 2" x 15' 5" (3.4m x 4.7m) Having double glazed bay window to front, gas fireplace, carpeted, ceiling light, door leading to under stairs storage, gas central heating radiator.

KITCHEN 10' x 9' 2" (3.05m x 2.79m) Half tiled splash backs, double glazed window to rear, double glazed door out to rear, space for washing machine, space for fridge/freezer, sink, space for oven, ceiling light.

BATHROOM 4' 5" x 9' 2" (1.35m x 2.79m) Having vinyl flooring, half tiled walls, gas central heating radiator, hand wash basin, bath with overhead electric shower, double glazed window to rear, wc.

FIRST FLOOR LANDING Carpeted, ceiling light.

BEDROOM ONE 14' 0" x 10' 9" (4.27m x 3.28m) Double glazed window to front, gas central heating radiator, door leading to over stairs storage, ceiling light.

BEDROOM TWO 9' 6" x 12' 10" (2.9m x 3.91m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling light and storage cupboard.

BEDROOM THREE 7' 5" x 9' 7" (2.26m x 2.92m) Carpeted, double glazed window to rear, gas central heating radiator and gas central heating boiler, ceiling light.

REAR GARDEN Block paved patio leading to lawn, fenced surround and side access to from the front.

Council Tax Band

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 and Three - Good outdoor

Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available

upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, 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 241 4441

