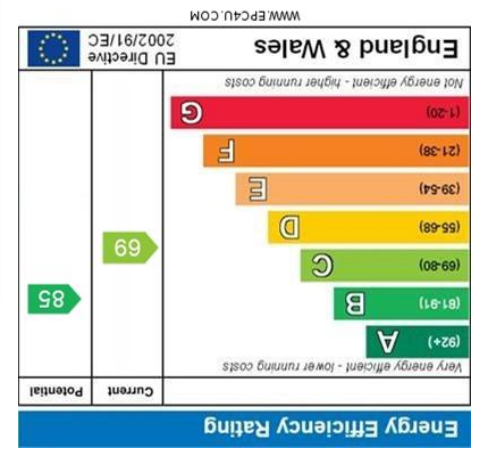


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If 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.



Great Barr | 0121 241 4441



- BACK TO BRICK RENOVATION
- SUPERB FINISH THROUGHOUT
- SENSATIONAL KITCHEN DINER
- EXTENDED
- MODERN BATHROOM
- 3 BEDROOMS

Lechlade Road, Birmingham, B43 5ND

Offers Over £300,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Experience modern living in this elegant 2-storey residential property offering a generous total area of 88 square meters. As you step inside, the ground floor unveils a thoughtfully designed open-plan kitchen and living area, fitted with a high-quality stove, tailored to inspire the chef in you. The same floor also accommodates a spacious room that can serve versatile purposes based on your needs - be it a guest room, study or playroom. The first floor unfolds into three well-sized rooms, perfect as private retreats after a long day. This floor also houses a meticulously planned bathroom showing off a well-appointed shower and bath, providing a balance of practicality and luxury. This property masterfully encapsulates a setup that promises comfortable living with its smart and efficient use of space, making it an ideal choice for families or professionals looking for a stylish dwelling.

TO THE FRONT Having driveway for two vehicles, side access to rear garden and door into:-

PORCH Having double glazed door to front, downlights, double glazed windows to front and side, laminate flooring and further door into:-

HALLWAY With understairs cupboard, double glazed window to front, radiator, herringbone light wood effect flooring, stairs to first floor and doors to lounge and kitchen/diner.

LOUNGE 10' 2" x 13' 9" (3.1m x 4.19m) Having double glazed bay window to front, carpeted, radiator and ceiling light.

KITCHEN/DINER 16' 7" x 21' 8" (5.05m x 6.6m) Extended fitted kitchen with a range of wall and base units, central island, integrated gas hob, electric double oven, astride one bowl sink, metal effect wooden work surfaces, tiled surrounds, plumbing for washing machine, fridge freezer, central heating boiler, integrated cooker hood and two vertical radiators.

LANDING Carpeted and having ceiling lights and doors to bedrooms and bathroom.

BEDROOM ONE 10' 2" x 14' 3" (3.1m x 4.34m) Having double glazed bay window to front, radiator, carpeted and ceiling light.

BEDROOM TWO 10' 2" x 11' 9" (3.1m x 3.58m) Having double glazed window to rear, radiator, carpeted and ceiling light.

BEDROOM THREE 5' 9" x 7' 3" (1.75m x 2.21m) Having double glazed window to front, radiator, carpeted and ceiling light.

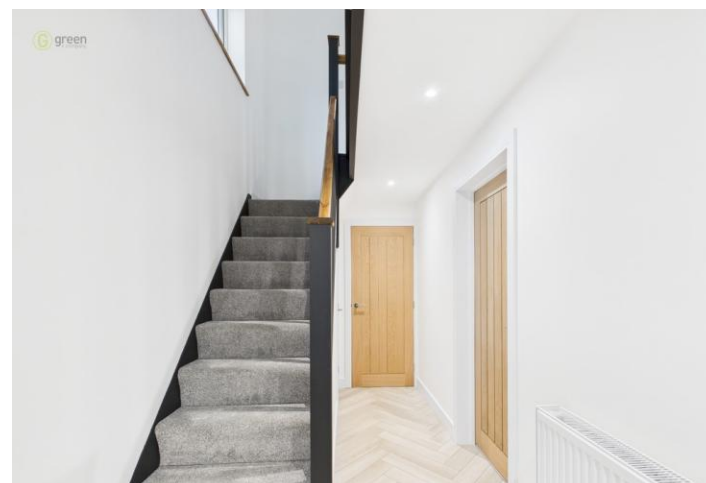
BATHROOM Having double glazed window to rear, bath with mixer tap, separate shower cubicle, WC, wash hand basin and vanity, extractor fan, fully tiled, tiled flooring and downlights.

REAR GARDEN Having paved area, water tap, outside lights, border with plants and trees, path with lawn either side, steps down to rear access to private road where you gain access to the rear garage.

Council Tax Band C Sandwell Metropolitan Borough 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, Three - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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?
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