

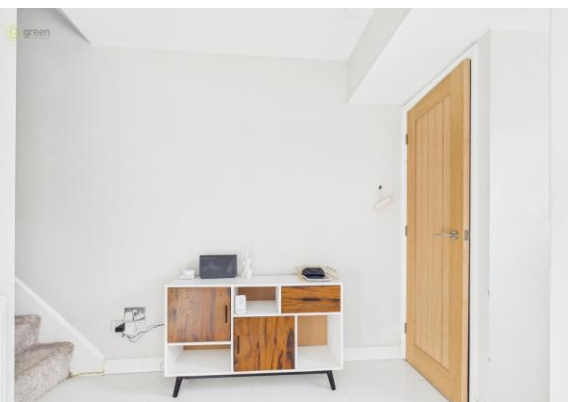
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- PERFECT FAMILY HOME
- THREE BEDROOM
- MID TERRACE
- DOWNSTAIRS WC
- CONSERVATORY

Leahill Croft, Birmingham, B37 5JL

£180,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Perfect first time buyer opportunity or even an investor looking for the ideal family home. This three bedroom mid terrace home is a wonderful property and is situated on Leahill Croft which is perfectly placed to be accessed from Ilkley Grove. Spacious in its nature and offering lounge, kitchen diner, conservatory, downstairs WC, three bedrooms and family bathroom. Do not miss out on this one by calling Green and Company to arrange your viewing.

Accessed via walkway off Ilkley Grove/Leahill Croft with path and lawn into:-

HALL With polished floor tiles, oak effect door to lounge, radiator.

LOUNGE 1' 10" x 14' 9" (0.56m x 4.5m) With laminate flooring, window to front with blinds, radiator, panel feature wall, oak and glass effect French doors to dining area.

KITCHEN 16' 1" x 11' 7" (4.9m x 3.53m) Off lounge leading into dining area with laminate flooring, patio doors to conservatory, kitchen off dining area with polished floor tiling, oven, hob, splashback, rotating corner cupboard, radiator, understairs cupboard, window to rear with blinds.

CONSERVATORY 12' 2" x 6' 1" (3.71m x 1.85m) Currently being used as a utility room and having plumbing, patio doors and downstairs WC with vinyl flooring, WC and sink.

LANDING With airing cupboard, doors to bedrooms, bathroom and loft access with ladders.

BEDROOM ONE 8' 10" x 14' 11" (2.69m x 4.55m) With oak effect door, window to front and radiator.

BEDROOM TWO 8' 9" x 11' 11" (2.67m x 3.63m) With oak effect door, window to rear, radiator and wardrobe.

BEDROOM THREE 7' 4" x 9' 10" (2.24m x 3m) With window to front, blinds, radiator, oak effect flooring, wardrobe.

BATHROOM With spotlights, slate effect feature wall, shower screen, electric shower, vanity unit with bowl sink, WC, bath, window to rear, heated towel rail, tiled wall and floor.

GARDEN With store shed, apple tree, patio with lawn and rear gated access.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2, Three - Good outdoor, variable in home

Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.

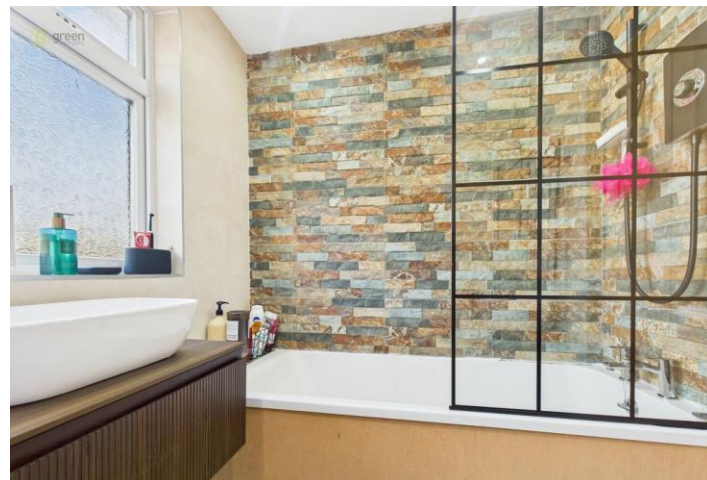
Broadband Type = Superfast Highest available download speed 69Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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?

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