

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

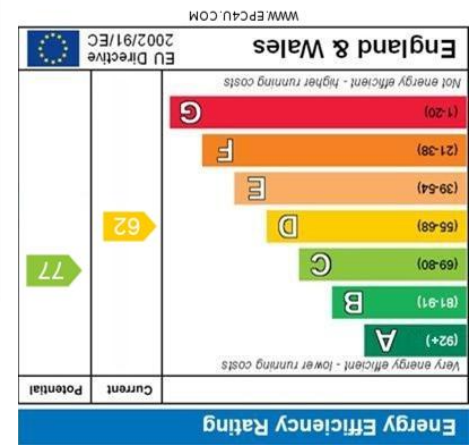


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations therefore we recommend that you regularly monitor our website or email us for updates.

State that the EPC must be presented within 21 days of initial marketing of the property.

Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS GARDEN
- GARAGE TO REAR
- SOUGHT AFTER LOCATION

Broadfields Road, Wylde Green, Birmingham, B23 5TL

£385,000



## Property Description

Presenting to the market, this semi-detached property, currently listed for sale. It is a residence ripe with potential, requiring modernisation to transform it into a dream home. The property offers a unique opportunity for both investors looking for a project or families seeking to shape a home to their personal taste and requirements. Boasting two spacious reception rooms, this house provides plenty of space for entertaining or relaxing. Whether you envision a formal dining area or a cosy family room, the choice is yours. The property also features a kitchen with ample potential to be tailored to your culinary needs. This home offers three bedrooms, offering a blank canvas for your design aspirations. Whether you need space for a growing family or extra rooms for a home office or guest rooms, this property can accommodate your needs. A single bathroom completes the interior layout, offering the opportunity to create a relaxing sanctuary. Situated in a location that boasts excellent public transport links, this property ensures easy access to the wider community. For those with children, the proximity to nearby schools is a significant advantage. Local amenities are also within a short distance, making daily errands convenient.

In summary, this property is a gem waiting to be polished. Its potential is undeniable and offers a fantastic opportunity for those willing to invest some time and creativity. With its generous living space, potential for personalisation, and desirable location, it is a prospect that should not be overlooked.

**PORCH** Providing access to:-

**ENTRANCE HALL** Providing access to downstairs living areas and stairs leading off.

**DINING ROOM** 12'9" x 11'4" (3.89m x 3.45m) Carpeted, bay window to front, radiator, ceiling light and power points.

**LIVING ROOM** 10'10" x 17'7" (3.3m x 5.36m) Carpeted, window to rear, radiator, ceiling light and power points.

**GUEST WC** Having low level wc and ceiling light.

**KITCHEN** 7'11" x 14'9" (2.41m x 4.5m) Having tiled flooring, a range of wall and base units, window to rear, radiator, ceiling light and power points.

**UTILITY ROOM** Having base units, window to side, radiator, ceiling light and power points.

**WET ROOM** 5'6" x 11' (1.68m x 3.35m) Having shower, low level wc, wash basin, radiator, ceiling light and window to side.

**FIRST FLOOR LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 11' x 11'5" (3.35m x 3.48m) Carpeted, bay window to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 10'10" x 11'2" (3.3m x 3.4m) Carpeted, window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 10'8" x 7'8" (3.25m x 2.34m) Carpeted, two windows to front, radiator, ceiling light and power points.

**BATHROOM** 12'6" x 8'1" (3.81m x 2.46m) Carpeted, two windows to rear, bath, walk-in shower, low level wc, wash basin, radiator and ceiling light.

**LARGE SHED/WORKSHOP TO REAR OF GARDEN** Unmeasured. Situated to the rear of the garden and accessed from unadopted road behind the shops of Broadfields Road.

**Council Tax Band D - 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** - voice and data likely available for EE, O2 and Vodafone, limited for Three.

**Broadband coverage:-**

**Broadband Type = Standard** Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

**Broadband Type = Superfast** Highest available download speed 80 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, Virgin Media, 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