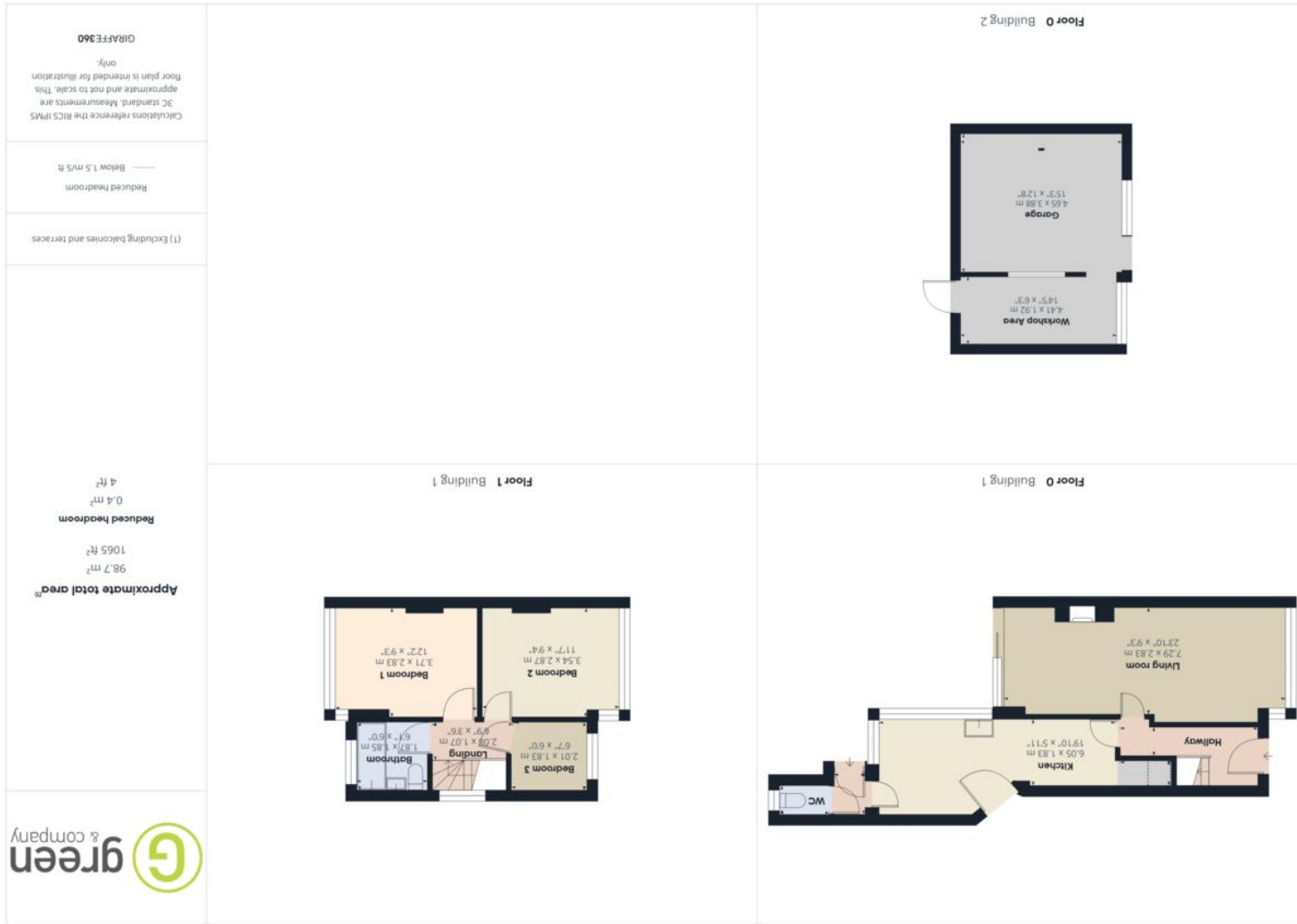
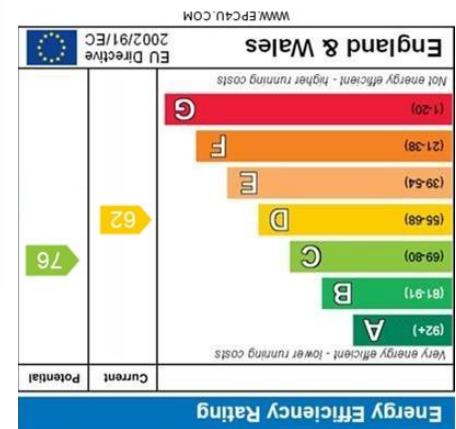


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- PERFECT FOR FAMILIES
- EXTENDED KITCHEN
- OPPORTUNITY FOR FIRST TIME BUYERS
- DOUBLE GARAGE WITH REAR ACCESS
- CLOSE TO LOCAL AMENITIES



Mildenhall Road, Great Barr, Birmingham, B42 2PG

Offers Over £230,000



## Property Description

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

Welcome to market this 3 bedroom family home on the market now on Mildenhall Road. Outside you have off road parking along with side access and a great curb appeal! Inside you have an open hallway a dual aspect living room with sliding doors out to the garden and extensively extended kitchen creating a really large space that also has rear access and making space for a downstairs W/C. Upstairs you will find 2 double bedrooms and a smartly configured 3rd bedroom ready to be made in to a single bedroom or even an office space. Also upstairs, is a well kept bathroom having a bath with an overhead shower meaning you CAN have it both ways! Finally, to the rear you will find a sizeable garden with a patio area leading to lawn with a double garage right at the end which also have rear access for cars. This space could easily be converted in to a summer house or even a garden office, giving yourself a multitude of options.

If you are a first time buyer or a young family looking for good schools or transport links and you want to make your next home YOURS. Then I suggest getting a viewing booked on this one as soon as possible!

**OUTSIDE** To the front is a paved driveway leading to front door and side access to the rear garden.

**HALLWAY** Carpeted, double glazed door and window to front, ceiling light, gas central heating radiator.

**LIVING ROOM** 23' 10" x 9' 3" (7.26m x 2.82m) Having double glazed sliding doors to rear, gas fireplace, double glazed bay window to front, gas central heating radiator, carpeted, ceiling light.

**KITCHEN** 19' 10" x 5' 11" (6.05m x 1.8m) Laminate wood flooring, gas central heating radiator, ceiling light, fully tiled walls, space for fridge/freezer, under stairs storage, gas central heating boiler and heater, wall and base units, space for washing machine, sink with mixer tap, double glazed windows to rear, door to wc.

**DOWNSTAIRS WC** Double glazed window to rear, wc.

**FIRST FLOOR LANDING** Carpeted, double glazed window to side, ceiling light.

**BATHROOM** 6' 1" x 6' (1.85m x 1.83m) Tiled walls, laminate wood flooring, wc, hand wash basin, bath with overhead electric shower, double glazed window to rear, ceiling light, gas central heating towel radiator.

**BEDROOM ONE** 12' 2" x 9' 3" (3.71m x 2.82m) Floorboards, gas central heating radiator, double glazed window to rear, ceiling light.

**BEDROOM TWO** 11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to front, carpeted flooring, ceiling light, gas central heating radiator.

**BEDROOM THREE** 6' 7" x 6' (2.01m x 1.83m) Floorboards, double glazed window to front, ceiling light, gas central heating radiator.

**REAR GARDEN** Tiled patio leading to lawn, fenced surround.

**DOUBLE GARAGE** (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 28 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 76 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:- 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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