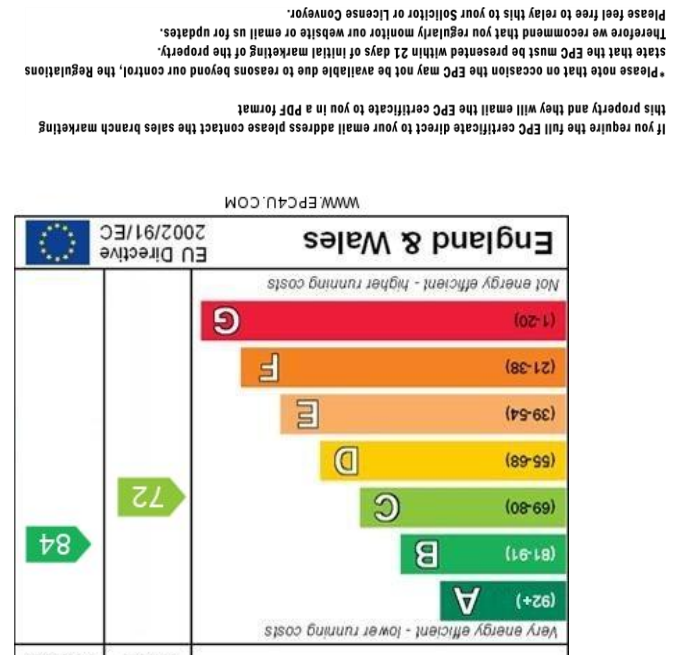


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A MODERN STYLE THREE STOREY THREE BEDROOM MID TOWN HOUSE
- SPACIOUS LIVING ROOM
- MODERN COMPREHENSIVELY FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- GARAGE AND DRIVEWAY



11 Windfall Court, Erdington, Birmingham, B24 0LG

£285,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

We are delighted to present this immaculately presented modern style three storey three bedroom mid townhouse. The versatile accommodation which is arranged over three storeys briefly comprises :- To the Ground floor:- A welcoming reception hallway, guest cloakroom and modern comprehensively fitted kitchen and a spacious living room with French doors giving access to the rear garden. To the first floor is are two double bedrooms and the principle family bathroom and to the second floor is the master bedroom and a well appointed family shower room. Outside to the front the property is set back behind a tandem driveway providing ample off road parking with access to the garage. To the rear is a good sized private enclosed rear garden.

The location of this property is a key selling point. It is situated within close proximity to public transport links, ensuring easy commute to work, city centre or other places of interest. For families with school-aged children, the nearby schools will certainly be a significant advantage. Furthermore, the local amenities are just a stone's throw away, adding to the daily convenience for the residents.

This property offers versatile living accommodation for you to inject your own personality and style. It provides a wealth of opportunity to create a home that fits your lifestyle and preferences. Whether you're a first-time buyer looking for a starter home or a growing family needing extra living space this property presents an opportunity not to be missed.

Outside to the front the property occupies a pleasant position on the cul de sac set back behind a double width driveway giving access to the garage, neat lawned fore garden and steps leading to canopy porch with outside light.

WELCOMING RECEPTION HALLWAY Approached via an opaque double glazed reception door with radiator, useful cloaks/storage cupboard, stair case off to first floor accommodation, opening through to lounge, door through to lounge/dining room, radiator and further door to guest cloakroom.

GUEST CLOAKROOM Having a suite comprising vanity wash hand basin with tiled splash back surrounds, radiator, low flush WC and opaque double glazed window to front elevation.

KITCHEN 11' 10" x 6' 02" (3.61m x 1.88m) Being recently reappointed with a modern range of wall and base units with granite work top surfaces over with inset stainless steel sink unit and mixer tap, with complementary brick effect tiled splash back surrounds, fitted gas hob with extractor above with built in electric cooker beneath, space and plumbing for washing machine, space and plumbing for plumbing dishwasher, space for fridge/freezer, further matching range of base units with granite worktop surfaces over, radiator and double glazed window to front elevation, also cupboard housing gas central heating boiler.

LIVING ROOM 17' 02" x 12' 10" (5.23m x 3.91m) Having focal point to room being a fireplace with surround and hearth fitted with electric fire, useful built in under stairs storage cupboard, covering to ceiling, radiator and walk in double glazed bay window with French door giving access out to rear garden.

FIRST FLOOR LANDING Approached via turning staircase flowing from reception hallway, further spindle turning staircase leading to second floor landing with radiator and doors off to bedrooms and bathroom.

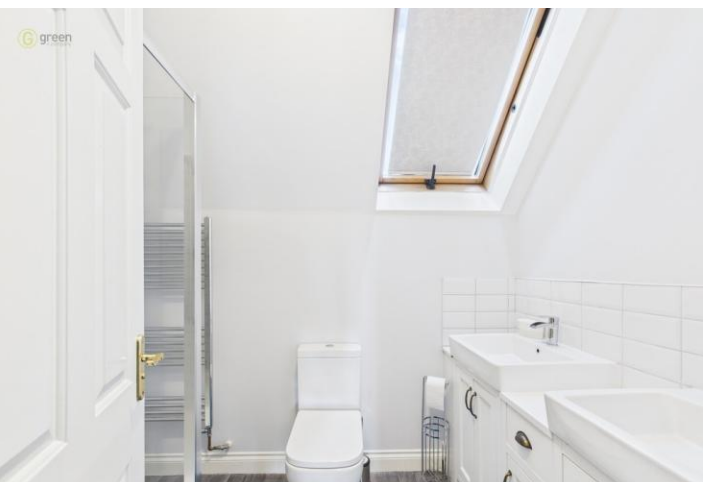
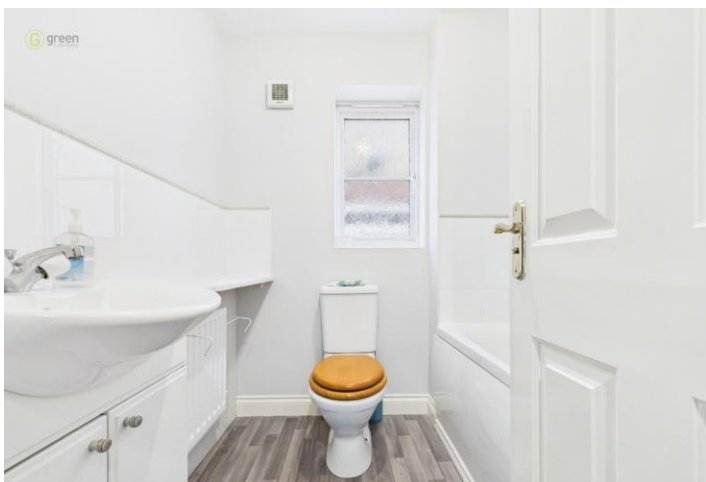
BEDROOM TWO 12' 11" x 8' 11" (3.94m x 2.72m) Having two double glazed windows to front, radiator.

BEDROOM THREE 12' 09" x 8' 05" (3.89m x 2.57m) Having double glazed windows to rear, radiator.

FAMILY BATHROOM Having a white suite comprising vanity wash hand basin with chrome mixer tap, tiled splash back surrounds, low flush WC, panelled bath with mixer tap, part complementary tiling to walls, extractor, radiator and opaque double glazed window to side elevation.

SECOND FLOOR LANDING Approached by a spindle turning staircase with door leading off to master bedroom and second floor shower room.

MASTER BEDROOM/ BEDROOM ONE 12' 04" x 9' 03" (3.76m x 2.82m) Walk in double glazed bay window to front, radiator, access to loft and door through to walk in dressing room.



WALK IN DRESSING ROOM Having a range of built in shelving units, radiator and further door to airing cupboard housing hot water cylinder.

SECOND FLOOR SHOWER ROOM Being luxuriously reappointed with a white suite with a his and hers vanity wash hand basin with chrome water fall mixer taps, with cupboards and drawers beneath, low flush WC, part tiling to walls, fully tiled walk in double shower cubicle with mains fed shower over, heated towel rail, double glazed Velux skylight and extractor.

OUTSIDE To the rear there is a neat well maintained enclosed rear garden with paved pathway with gated access to front, neat lawn with fencing to perimeter, external security light.

GARAGE 17' 03" x 8' 07" (5.26m x 2.62m) Having up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for EE, Three, O2 & Vodafone
Broadband coverage -

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 330 Mbps. Highest available upload speed 50 Mbps.

Networks in your area:-
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 leasehold with approximately 101 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at a peppercorn rate and is reviewed N/A. 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 Solicitors 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 313 1991