

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



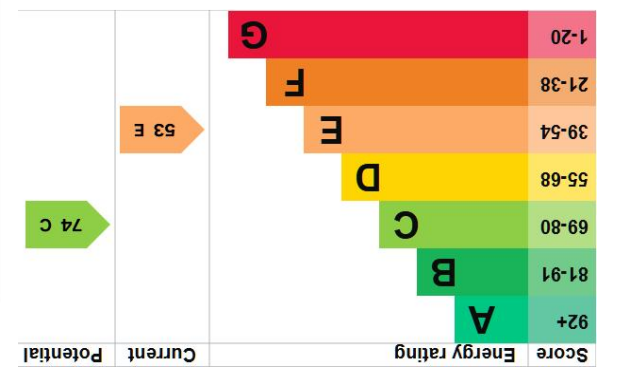
**LEGAL READY**

"How does this help me?"

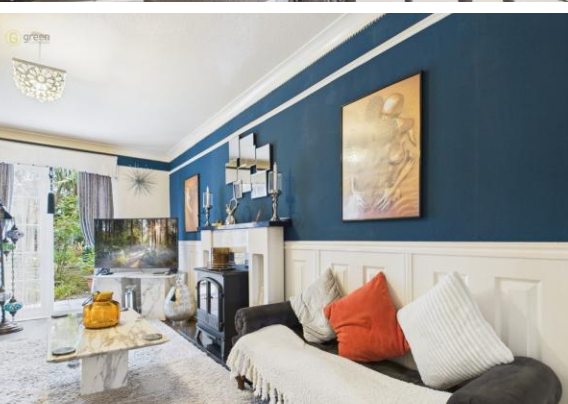
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

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



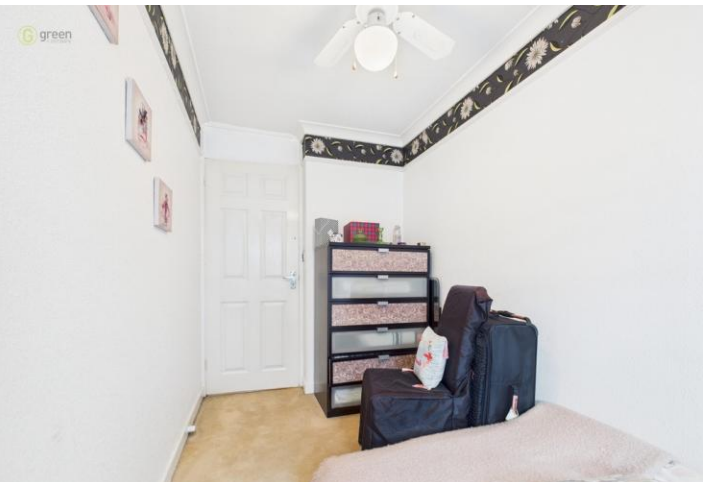
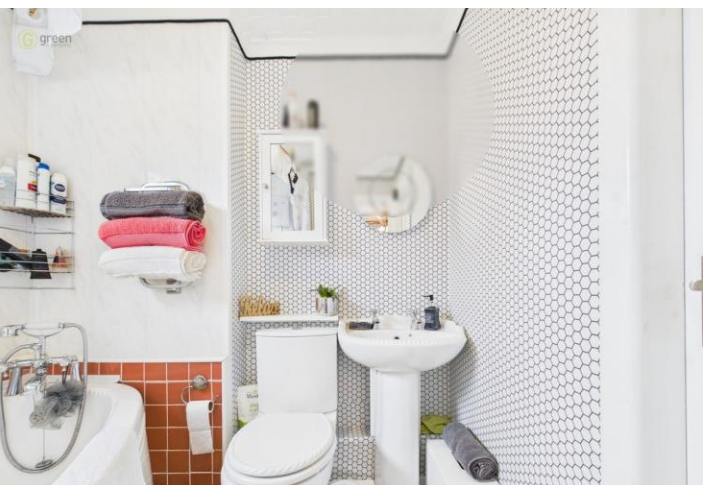
Castle Bromwich | 0121 241 1100



- IDEAL THREE BEDROOM SEMI DETACHED
- AMAZING FRONT GARDEN
- DOWNSTAIRS WC
- GENEROUS KITCHEN
- JACK AND JILL BATHROOM
- LOVELY REAR GARDEN

Buckland End, Buckland End, B34 6LB

Offers In Region Of  
 £190,000



## Property Description

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

Nestled behind this amazing front garden is a three bedroom semi detached home situated on Buckland End. This home is tastefully decorated and well presented and would be ideal for couples, first time buyers and families alike. Having the benefit of being re-wired in 2023 and a fabulous warm and cold air heating system giving you the benefit all year round! Generous kitchen to front and lovely lounge and dining room to rear, downstairs WC, three bedrooms and Jack and Jill family bathroom. Great transport links in close proximity of the home, don't miss out on this wonderful opportunity by calling Green and Company to arrange your viewing.

On entering the amazing front garden with gravel area, artificial lawn and a good selection of trees and shrubbery accessing the front door into:-

**HALL** With LVT flooring, panel walls, understairs storage and oak doors to WC, lounge and kitchen.

**LOUNGE** 15' 6" x 9' 11" (4.72m x 3.02m) With LVT flooring, feature wall panelling, oak and glass french doors to kitchen, french doors to garden and opening to dining area with feature wall panelling, window to rear.

**KITCHEN** 13' 2" x 9' 10" (4.01m x 3m) With tiled floor, warm and cold air heating system, selection of base units, ceramic sink, window to front with blinds, metro style black splashback tiling, cooker and oak french doors.

**WC** With oak door, tiled floor, window to front, WC, sink, electric consumer unit, mosaic effect wall covering.

**LANDING** With wall panelling, airing cupboard and doors to bedrooms and bathroom.

**BEDROOM ONE** 13' 9" x 9' 11" (4.19m x 3.02m) Having window to front, blinds and bi-fold door to bathroom.

**BEDROOM TWO** 16' 0" x 9' 11" (4.88m x 3.02m) Having window to rear, blinds.

**BEDROOM THREE** 11' 10" x 5' 11" (3.61m x 1.8m) Having window to rear, blinds.

**BATHROOM** With bi-fold door off landing and bi-fold door into bedroom one, corner bath, WC, wash basin, vinyl flooring, laminate wall panelling, mosaic effect wall covering, tiled splashback and electric shower.

**GARDEN** Set over two levels with paved patio area, steps upto raised garden with artificial lawn, fish pond, selection of trees and shrubbery with fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three, Vodafone - Good outdoor and in home

EE, O2 - Good outdoor, variable in home

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

Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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 241 1100