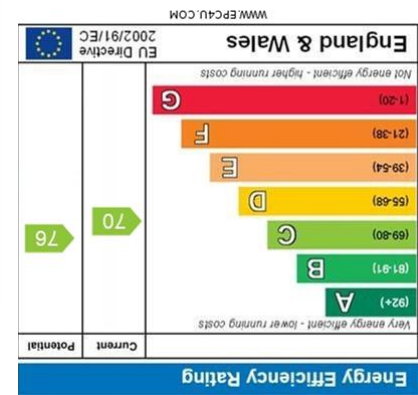


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- AMAZING POSITION
- SEMI DETACHED
- WELL PRESENTED
- AMPLE PARKING
- BEDROOM TWO WITH DRESSING ROOM
- BEDROOM ONE WITH FITTED WARDROBES

Elmore Close, Fordbridge, Birmingham, B37 5LP

Offers Over £200,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVA ***

What a fabulous two bedroom semi detached home on Elmore Grove. Situated off a private driveway with ample parking and the benefit of being tucked away. This is a well presented home and offers the perfect purchase for any first time buyer or small family. Bedroom two has been split making a useful space for a third room or a wardrobe / dressing room, kitchen to front of home and spacious lounge to rear with access to garden. Ideally located off Cooks Lane with transport links and access to High School. Please call Green and Company to arrange your viewing.

Approached down private driveway with access to neighbouring properties and situated at the end of the driveway, giving ample parking for multiple vehicles.

HALL With laminate flooring, radiator, window to side and blind, stairs to first floor and doors to kitchen and lounge.

LOUNGE 13' 2" x 15' 5" (4.01m x 4.7m) With door to rear, window to rear, radiator.

KITCHEN 10' 4" x 8' 8" (3.15m x 2.64m) Tiled floor, boiler (fitted in December 2025), window to front with blinds, selectin of wall and base units, tiled splash backs.

LANDING Window to side, radiator.

BEDROOM ONE 13' 0" x 8' 9" (3.96m x 2.67m) A generous room with built-in wardrobe, window to front, blind, radiator.

BEDROOM TWO 6' 4" x 8' 7" (1.93m x 2.62m) A unique room and has currently been split in two with sliding door leading room which can be used as a dressing room or walk-in wardrobe. Both rooms have window to rear and blinds.

BATHROOM Laminate flooring, bath, wc, wash basin, window to front, radiator, electric shower over bath, half tiled walls and full tiling over bath.

GARDEN A slight work in progress with paved patio area stepping up over sleeper border to lawn area, with raised sleeper planters and fenced boundaries, side access to front of home.

Council Tax Band B - Solihull

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 low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three and Vodafone - Good outdoor and in-home
O2 - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- 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 PDF format

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