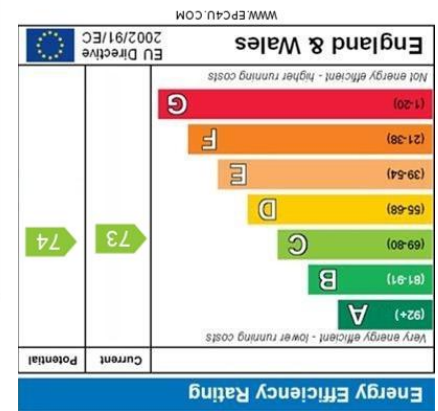


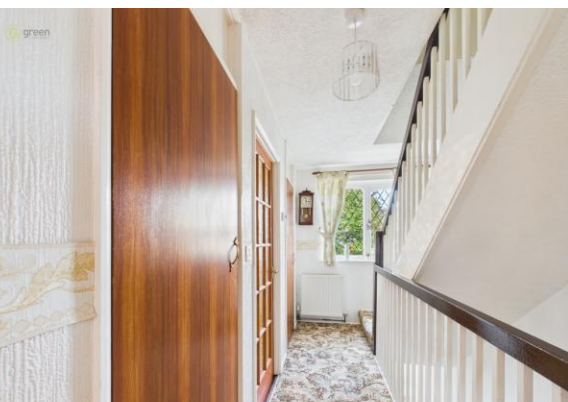
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyer.



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- GREAT VALUE FOR MONEY
- PERFECT FOR FIRST TIME BUYERS
- LOW SERVICE CHARGE
- WELL MAINTAINED COMMUNAL GARDEN
- POSSIBLE INVESTMENT OPPORTUNITY



Wood Lane, Handsworth, Birmingham, B20 2AJ

£120,000



## Property Description

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

This surprisingly spacious home is ideal for small families or investors, the property neatly accommodates 3 well-lit and spacious bedrooms. The first floor projects a warm, homely ambience with its generously spacious living room, complemented by a fully equipped kitchen fitted with a stove for your every culinary desire. The top floor is completed with a sizeable bathroom for comforting soaks after long days, an additional room for flexibility, and 3 bedrooms providing serene spaces for relaxation. Outside you have a well kept communal garden with a washing line and shed area. On top of this there is garages on the premise which you can rent out. A definite must-see property that expertly combines practical living spaces with comfortable style.

LEASE DETAILS TO FOLLOW

OUTSIDE TO THE FRONT Lawn with pathway leading to front door.

ENTRANCE With double glazed windows to side, carpeted flooring, ceiling lights and stairs up to first floor.

HALLWAY Carpeted flooring, ceiling lights, gas central heating radiator and double glazed window to front.

LIVING ROOM 12' 2" x 17' 6" (3.71m x 5.33m) With double glazed windows to rear and side, gas central heating radiator, carpeted flooring, ceiling lights and gas fireplace.

KITCHEN 10' 7" x 9' 3" (3.23m x 2.82m) Having double glazed window to front, wall and base units, integrated oven and hob, sink with mixer tap, space for washing machine, space for fridge, half tiled walls, laminate wood flooring.

LANDING With carpeted flooring, gas central heating radiator, ceiling lights.

BEDROOM TWO 10' 7" x 6' 4" (3.23m x 1.93m) Having double glazed window to front, laminate flooring, ceiling lights.

BEDROOM ONE 12' 4" x 10' 10" (3.76m x 3.3m) Carpeted flooring, double glazed window to rear, gas central heating radiator and ceiling lights.

BEDROOM THREE 9' 3" x 6' 5" (2.82m x 1.96m) With double glazed window to rear, laminate wood flooring, ceiling lights and gas central heating radiator.

BATHROOM With tiled flooring, half tiled walls, wash hand basin, WC, double glazed window to rear, walk in shower with electric shower.

REAR GARDEN Communal garden with a shed and washing lines.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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.

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