

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

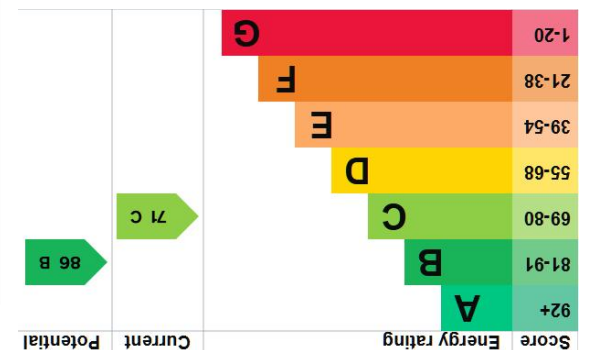


**LEGAL READY**

"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 Conveyer.



Castle Bromwich | 0121 241 1100



- MID TERRACE HOME
- WONDERFUL PRESENTATION
- BREAKFAST KITCHEN
- AMPLE DRIVEWAY
- THREE BEDROOMS
- DUAL ASPECT LOUNGE

Oakthorpe Drive, Kingshurst, B37 6HY

Offers Over £210,000



## Property Description

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

Wonderfully presented three bedroom mid terrace home with ample off road parking situated on Oakthorpe Drive. This really is an ideal home for any first-time buyer and also perfect for families looking to climb the property ladder, very spacious home with ample off road parking, porch, dual aspect lounge diner, breakfast kitchen, three bedrooms and family bathroom make this the perfect choice. Don't delay in booking your viewing, Call Green and Company to arrange.

Approached off Oakthorpe Drive onto good sized driveway for multiple vehicles and access to porch.

PORCH 7' 7" x 2' 9" (2.33m x 0.84m) With vinyl flooring and light.

HALL 6' 0" x 3' 6" (1.84m x 1.07m) With stairs, laminate flooring, window to front and radiator.

LOUNGE 9' 10" x 21' 4" (3m x 6.51m) With laminate flooring, bay window to front with blinds, radiator, electric feature fire with granite surround, patio doors to rear with blinds and door to kitchen.

KITCHEN 9' 3" x 14' 2" (2.84m x 4.33m) With vinyl flooring, wood effect worktop, breakfast bar, radiator, wall and base units, metro style tiling, understairs storage/pantry cupboard, door to garden, door to front, window to rear, sink, electric hob, oven, dishwasher.

LANDING 2' 9" x 6' 8" (0.84m x 2.03m) Accessed via stairs with feature panelling, loft access with ladders, airing cupboard and doors to bedrooms and bathroom.

BEDROOM ONE 9' 11" x 14' 4" (3.02m x 4.37m) Is another stylish room with panel feature wall, window to front, radiator, wardrobes, useful make up area or additional wardrobe space.

BEDROOM TWO 10' 0" x 7' 0" (3.06m x 2.13m) With window to rear, radiator and blinds.

BEDROOM THREE 6' 4" x 11' 3" (1.94m x 3.43m) With window to front, blinds, radiator and feature wall.

BATHROOM 6' 2" x 6' 11" (1.90m x 2.12m) Is a spacious area with two windows, vinyl flooring, bath, sink, WC, radiator, electric shower, tiling around bath.

GARDEN Is a lovely area with raised block paved patio with feature fencing, steps to lawn with fenced boundaries and shed.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Good outdoor and in home

Vodafone - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed

4 Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 70Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

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