

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



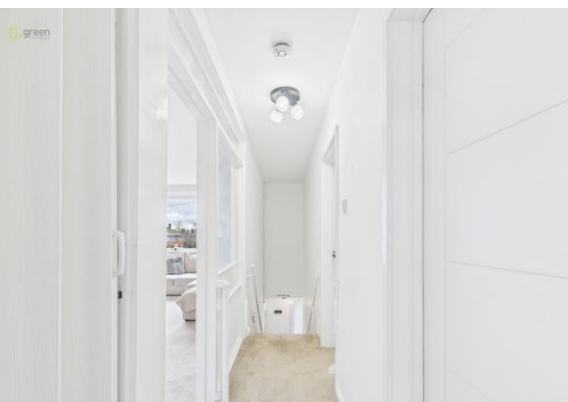
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- A WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE
- POPULAR CUL-DE-SAC LOCATION
- ATTRACTIVE LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- WELL APPOINTED BATHROOM



4 Avalon Close, Erdington, Birmingham, B24 9JY

£145,000



Property Description

Outside to the front the property occupies a pleasant position on the cul de sac.

ENCLOSED PORCH Being approached by a double glazed entrance door with matching side screens with useful built in storage and door through to reception hallway .

RECEPTION HALLWAY Having laminate flooring and stairs off to first floor landing.

FIRST FLOOR LANDING Having access to loft, airing cupboard housing hot water cylinder and shelving and doors off to all rooms.

LIVING ROOM 16' 04" x 11' 00" (4.98m x 3.35m) Having wall mounted electric heater, double glazed window to front and door way through to kitchen.

KITCHEN 8' 07" x 8' 05" (2.62m x 2.57m) Having a modern range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with side drainer and mixer tap, tiled splashback surrounds, space for cooker, space for fridge/freezer, space and plumbing for washing machine, tiled floor and double glazed window to rear elevation and wall mounted electric heater.

BEDROOM ONE 13' 06" x 8' 10" (4.11m x 2.69m) Having double glazed window to front, wall mounted electric heater.

BEDROOM TWO 11' 06" x 8' 11" (3.51m x 2.72m) Having double glazed window to rear, wall mounted electric heater.

BATHROOM Having a white suite comprising panelled bath with electric shower over, fitted shower screen, pedestal wash hand basin, low flush WC, chrome ladder heated towel rail and tiled floor, opaque double glazed window to rear elevation.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

EE Good outdoor and in-home

O2 Good outdoor

Three & Vodafone Good outdoor, variable in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps.

Highest available upload speed 1 Mbps.

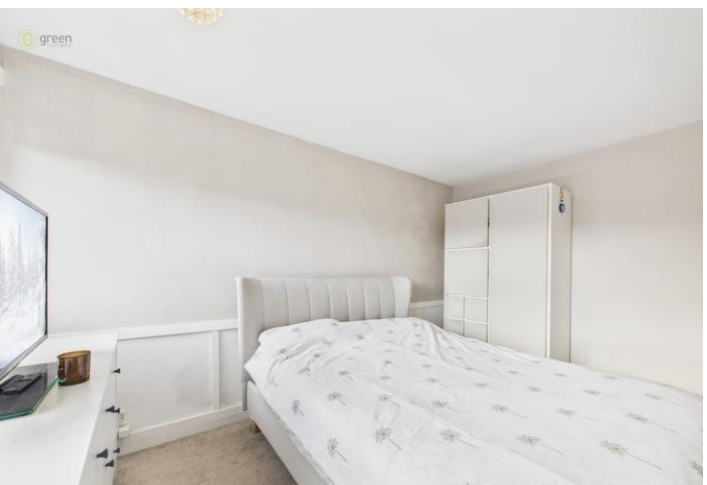
Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach & City Fibre



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.

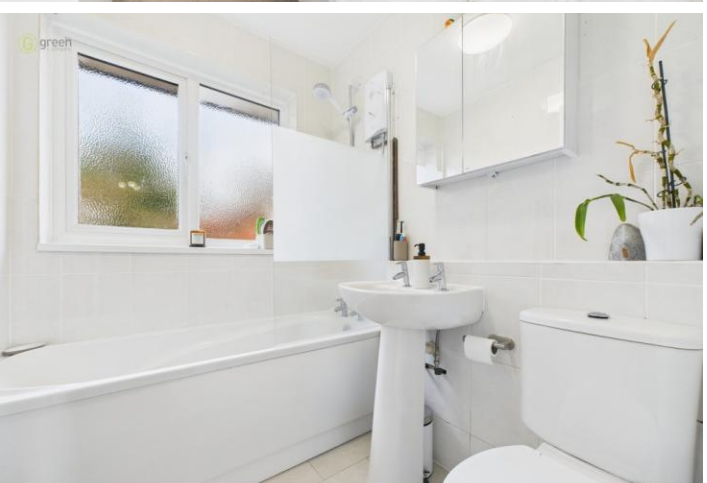
TENURE

The Agent understands that the property is leasehold with approximately 127 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at N/A and is reviewed N/A. Current Buildings Insurance payable at £21.74 per annum. 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?

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