

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



**LEGAL READY**

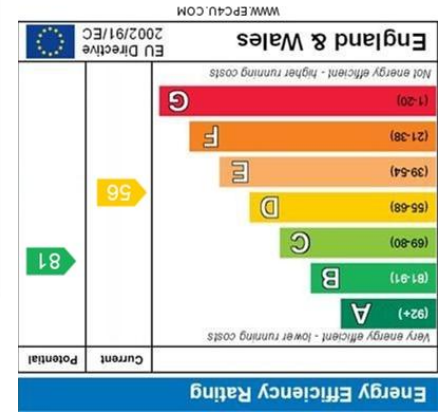
“How does this help me?”

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.

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.



Boldmere | 0121 321 3991



- TWO BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LARGE TIERED GARDEN
- DOWNSTAIRS BATHROOM
- TWO LARGE BEDROOMS

Redbank Avenue, Erdington, Birmingham, B23 7JR

£195,000



## Property Description

We are pleased to offer this well presented, Traditional Semi-Detached Property. Situated in a Popular Residential Location, Close to Local Amenities and Transport Links. The Property Benefits from Fore-Garden, Brick Built Porch, Lounge, Fitted Kitchen, Downstairs Bathroom, Reception Landing and Two Double Bedrooms.

This property is a MUST SEE, give us a call now to book your viewing and avoid disappointment.

PORCH Providing access to living room.

LIVING ROOM 14' 8" x 11' 10" (4.47m x 3.61m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

KITCHEN 8' x 10' 7" (2.44m x 3.23m) Having a range of wall and base units, cooker, gas hob, fridge, freezer, double glazed French door to rear, double glazed window to rear, ceiling light and power points.

BATHROOM 5' 11" x 7' 8" (1.8m x 2.34m) Tiled throughout, double glazed window to rear, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

FIRST FLOOR LANDING Providing access to both bedrooms.

BEDROOM ONE 14' 9" x 11' 11" (4.5m x 3.63m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM TWO 14' 7" x 7' 10" (4.44m x 2.39m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

Council Tax Band B - Birmingham City Council

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 very low.

Predicted mobile phone coverage and broadband services at the property :-  
Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991