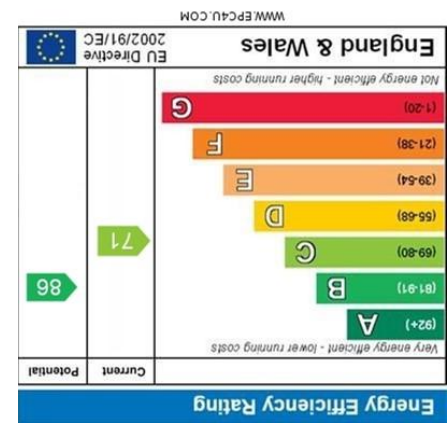


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- WOW A MASSIVELY EXTENDED TASTEFULLY PRESENTED FAMILY HOME
- 3/4 BEDROOMS WITH BATHROOM AND SHOWER ROOM
- MAGNIFICENT KITCHEN/FAMILY ROOM



Collingwood Drive, Great Barr, Birmingham, B43 7JW

Offers In Region Of
£350,000



Property Description

***DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

What a fantastic family home with 3 first floor well proportioned bedrooms plus an additional ground floor room with en suite shower room which has a number of potential uses.

Being well presented throughout, the property is massively extended and features a magnificent fitted kitchen/family room to compliment the front lounge plus the aforementioned room. The first floor provides 3 well proportioned bedrooms (all have double beds) and refitted bathroom. Outside is a 3 car drive to the front and rear garden including a well built garden room/studio with a variety of uses and adjacent store room. Being well located for local schools, shops and transport, the centrally heated accommodation needs to be viewed to be appreciated and in more detail comprises:

ENTRANCE PORCH With tiled flooring, double glazed front door and window, further double glazed door leading to:-

RECEPTION HALL With tall feature radiator, tiled flooring, staircase leading off and recess under stairs.

LOUNGE 14' 6" into bay x 10' 10" (4.42m x 3.3m) With double glazed bay to front, radiator. This room is occasionally used as a bedroom.

FITTED KITCHEN/FAMILY ROOM 28' 7" x 15' 7" (8.71m x 4.75m) Kitchen having double glazed side window, excellent range of white fronted units, incorporating base cupboards and base drawers, stainless steel sink unit, larger storage cupboards, five ring gas hob with extractor over, electric oven and microwave, dishwasher, built-in freezer, splash backs, excellent range of wall cupboards, breakfast bar.

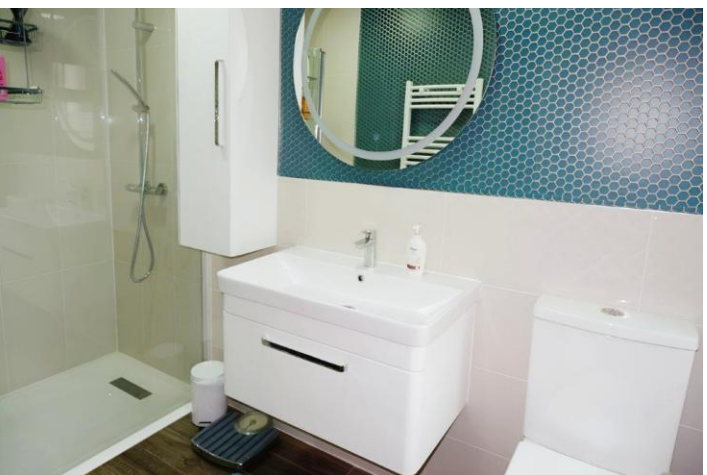
Family room with radiator, double glazed window to side, lantern roof light, double glazed double doors leading to:-

RECEPTION ROOM / BEDROOM FOUR 16' 6" x 10' min (5.03m x 3.05m) With radiator, double glazed window to rear, double glazed double French doors to side.

EN SUITE SHOWER ROOM With ladder radiator, double glazed window, large shower compartment, floating wash basin, low level wc.

FIRST FLOOR LANDING With access to loft with pull down wooden ladder and being boarded.

BATHROOM Tiled flooring, double glazed window, panelled bath with overhead shower and tiled splash back, low level wc, wash basin with mixer tap and vanity cupboards under, ladder radiator, wall cabinet.



BEDROOM ONE 12' 6" x 8' 8" (3.81m x 2.64m) With radiator, double glazed window to front, two fitted double wardrobes, bed space between and chest of drawers.

BEDROOM TWO 10' 3" x 8' 10" plus wardrobes (3.12m x 2.69m) With radiator, double glazed window to rear, fitted wardrobes along one wall.

BEDROOM THREE 9' 2" x 8' (2.79m x 2.44m) With radiator, double glazed window to front.

OUTSIDE The house stands behind a block paved driveway with parking for three vehicles and there is a pathway to the side of the house with gated access through to the rear.

The rear garden comprises patio area, exterior water, pathway, shaped lawn, borders, fencing and access through to:-

STUDIO/GARDEN ROOM 16' 3" max 12' min x 11' 8" (4.95m x 3.56m) With double doors to the front, double glazed window, electric light, power points, door leading to:-

STORE ROOM 12' x 5' 9" (3.66m x 1.75m) With double glazed window and shelving.

Council Tax Band B - Walsall

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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