

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



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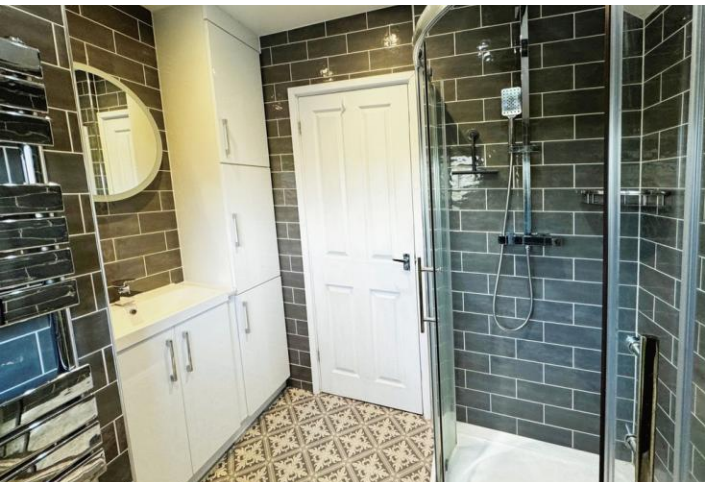
Great Barr | 0121 241 4441



- PHEASEY ESTATE
- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI-DETACHED
- WELL PRESENTED
- GARAGE
- EXTENDED KITCHEN

Frampton Way, Great Barr, B43 7UH

Offers In Excess Of  
£310,000



## Property Description

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

Frampton Way is a three bedroom semi detached property with garage in a very sought after location on the popular Pheasey Estate and having fantastic transport links to Sutton Coldfield, Birmingham City Centre and motorway connections with amenities close by including primary and secondary schools as well as an array of local shops and facilities. Benefiting from a large block paved driveway providing ample off road parking which leads to porch.

PORCH 3' 4" x 6' 2" (1.02m x 1.88m) Having double glazed windows to front and side and door into:-

HALL With stairs to first floor, built in storage under stairs and radiator.

LOUNGE 15' 8"excluding bay x 11' 7" (4.78m x 3.53m) Having double glazed bay window to front, built in shelving and radiator.

KITCHEN 17' 11"max x 15' 2"max(5.46m x 4.62m) Having double glazed double doors to rear garden, double glazed window to rear, wall and base units with complementary oak work surfaces and upstands over, one and half sink unit with drainer, space for washing machine, space for integral dishwasher, space for fridge/freezer, space for range style oven with tiled splash back and two skylights.

DOWNSTAIRS WC 2' 3" x 3' 5" (0.69m x 1.04m) Having double glazed window to side, wash basin, WC and tiled splash backs.

LANDING Having loft access and double glazed window to side.

BEDROOM ONE 13' 4"excluding bay x 8' 3"to wardrobe fronts(4.06m x 2.51m) Having double glazed bay window to front, radiator and built in wardrobes.

BEDROOM TWO 10' 1" x 9' 11" (3.07m x 3.02m) With double glazed window to rear, built in storage cupboard housing central heating boiler and radiator.

BEDROOM THREE 7' 8" x 8' 5" (2.34m x 2.57m) Having double glazed window to front, built in open storage and radiator.

SHOWER ROOM With separate shower cubicle, double glazed window to rear, vanity sink unit, WC and tiles to splash backs.

REAR GARDEN Having patio area and large lawn with a mixture of mature plants and shrubs.

GARAGE 9' 2" x 23' 9" (2.79m x 7.24m) Having electric and single glazed window to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE There are solar panels at the property but have never been used.

Council Tax Band C Walsall Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media.

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.