

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



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 Conveyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Kitchen/Diner
- Three Bedrooms
- Well Maintained Rear Garden
- Double Glazing & Gas Central Heating (where specified)

Wingfield Road, Great Barr, B42 2QD

Offers Over £220,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED PROPERTY is ideally situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7/M6 and Birmingham City Centre. MUST BE VIEWED to fully appreciate the presentation and location of the accommodation on offer. Call Green & Company to arrange your viewing!

APPROACH having paved drive with access to front reception door.

HALL having light point, power points, central heating radiator and doors off to all rooms.

LOUNGE 14' 7" (max.) x 9' 10" (max.) (4.44m x 3m) having double glazed window to front, light point, power points and central heating radiator.

KITCHEN/DINER 9' 10" x 14' 5" (3m x 4.39m) having double glazed window to rear elevation, light points, power points, a range of matching wall/base units with worktops over, inset sink with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances and open access into sunroom.

SUNROOM 10' 3" x 9' 2" (3.12m x 2.79m) having double glazed windows, light points, power points, central heating radiator, space for appliances and uPVC double glazed doors opening to garden.

FIRST FLOOR LANDING having light point and doors off to all rooms.

BEDROOM ONE 12' 0" x 11' 4" (max.) (3.66m x 3.45m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM TWO 9' 10" x 11' 4" (3m x 3.45m) having double glazed window to rear elevation, light point, power points and



central heating radiator.

BEDROOM THREE 8' 10" (max.) x 6' 9" (max.) (2.69m x 2.06m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having double glazed window to rear elevation, light point, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having paved and lawned areas surrounded by an array of shrubs/plants with access to outbuilding.

COUNCIL TAX BAND B Birmingham City Council

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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