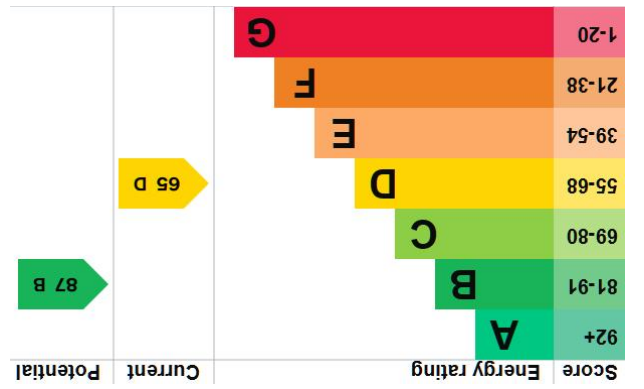


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**  
 "How does this help me?"  
 The motivated vendor of this property has required their solicitor with all the paperwork 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.



Great Barr | 0121 241 4441



- SEMI DETACHED
- OFF ROAD PARKING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN



Blakeland Road, Great Barr, Birmingham, B44 8AT

Offers Over £265,000



## Property Description

Well presented property, very close to proximity to Greenholm Primary School, great motorway links and public transport links to both city centre, Sutton Coldfield and Walsall.

Approach the property via block paved frontage with steps leading down to the front door.

**ENTRANCE HALLWAY** 10' 3" max x 5' 10" max (3.12m x 1.78m) Having double glazed window to the front elevation, under stairs storage.

**FRONT RECEPTION ROOM** 10' 11" excluding the bay x 10' 10" max (3.33m x 3.3m) Having double glazed bay window to the front elevation, radiator.

**KITCHEN** 6' 7" x 15' 1" (2.01m x 4.6m) Having double glazed window to the rear, door into utility area, wall and base units with complimentary work tops over and splash backs, there is a stainless steel splash back behind the oven, space for oven, stainless steel sink with drainer and mixer tap over, central heating boiler located in the kitchen, space for a dishwasher.

**UTILITY AREA** 18' 2" x 4' (5.54m x 1.22m) Doors to the front and rear which allow access through into the front and rear gardens, double glazed window to the front elevation, radiator and space for washing machine and fridge/freezer.

**REAR RECEPTION ROOM** 10' 11" excluding the bay x 10' 10" max (3.33m x 3.3m) Having double glazed bay window, door to the rear and leads through to the conservatory, electric fire with surround.

**CONSERVATORY** 9' 8" x 13' 6" min (2.95m x 4.11m) Glazed with double doors leading out to the garden.

**FIRST FLOOR LANDING** Having bft access, single glazed stained glass window to the front elevation and doors through to the bedrooms and bathroom.

**BATHROOM** 6' 7" x 5' 6" (2.01m x 1.68m) Having double glazed window to the side elevation, panelled bath with shower over, pedestal wash hand basin, wc, radiator, tiled splash backs.

**BEDROOM ONE** 10' 10" excluding bay window x 10' 10" max (3.3m x 3.3m) Double glazed bay window to the front elevation, radiator, exposed chimney breast.

**BEDROOM TWO** 10' 11" excluding bay window x 10' 11" min (3.33m x 3.33m) Radiator, double glazed bay window to the rear elevation.



**BEDROOM THREE** 6' 11" x 8' 1" (2.11m x 2.46m) Having double glazed bay window to the rear, radiator.

**REAR GARDEN** block paved patio area leading down to lawned garden with fencing to the borders.

Council Tax Band C - Birmingham City 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 7 Mbps. Highest available upload speed 0.8Mbps.

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

Networks in your area - Virgin Media, Openreach

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 241 4441

