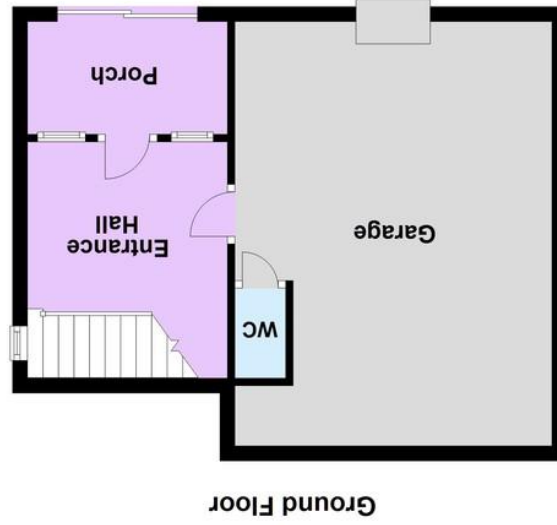
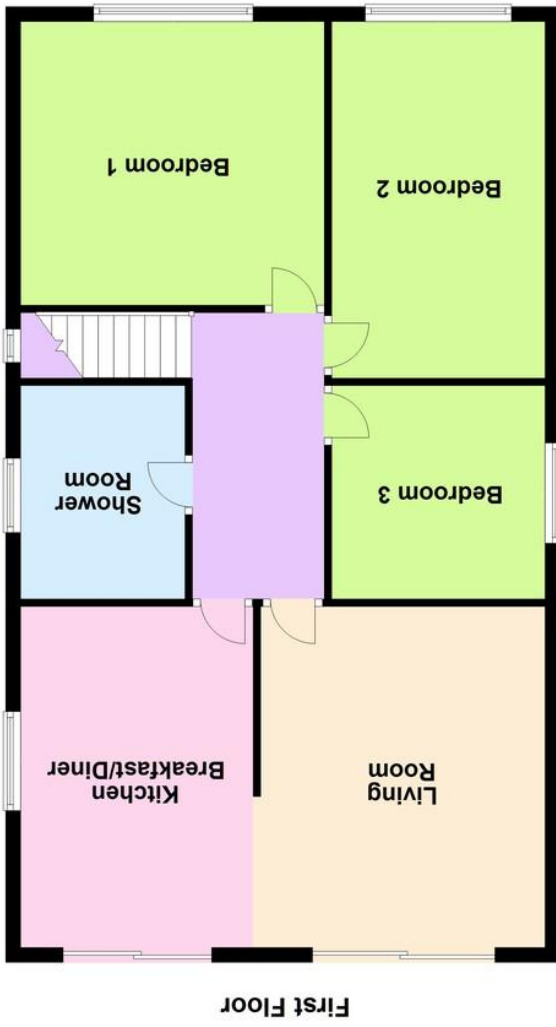
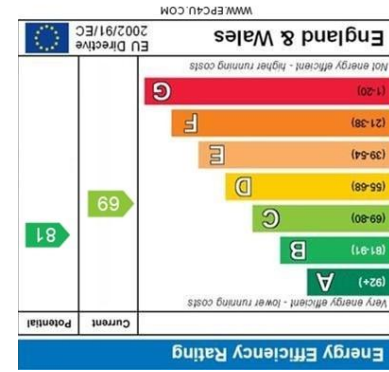


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Beautifully Presented Throughout
- Superb Open Plan Kitchen Breakfast/Diner
- Spacious Living Room
- Three Bedrooms
- Well Maintained Rear Garden

Little Croft, Great Barr, B43 6DA

Offers Over £395,000



## Property Description

Every now and again something very special comes onto the property market and this STUNNING DETACHED FAMILY HOME is no exception. FINISHED TO A VERY HIGH STANDARD this beautifully presented property offers spacious and versatile living accommodation throughout. Situated in a SOUGHT AFTER 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 overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!\*\*\*360 VIRTUAL VIDEO TOUR AVAILABLE\*\*\*

**APPROACH** having block paved drive providing ample space for off-road parking with access to enclosed porch.

**PORCH** having uPVC double glazed sliding door.

**ENTRANCE HALL** having light point, power points, central heating radiator, door to garage and stairs to first floor landing.

**FIRST FLOOR LANDING** having double glazed window to side elevation, light points, power points and doors off to all rooms.

**LIVING ROOM** 17' 0" x 12' 5" (5.18m x 3.78m) having light points, power points, central heating radiator, open access to kitchen and uPVC double glazed sliding door giving access to rear garden.

**KITCHEN BREAKFAST/DINER** 17' 0" x 11' 10" (5.18m x 3.61m) having double glazed window to side elevation, light points, power points, central heating radiator, a range of wall/base units with granite worktops over, inset sink/drainage with mixer tap over, kitchen island with additional storage beneath, integrated gas hob with extractor over, integrated double oven, integrated microwave, integrated fridge, ample space for a range of appliances, open access to living room and uPVC double glazed sliding door giving access to rear garden.

**BEDROOM ONE** 13' 5" x 11' 10" (4.09m x 3.61m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.

**BEDROOM TWO** 13' 3" x 9' 5" (4.04m x 2.87m) having double glazed window to front elevation, light point, power points, central heating radiator and vanity unit incorporating wash hand basin with storage beneath.

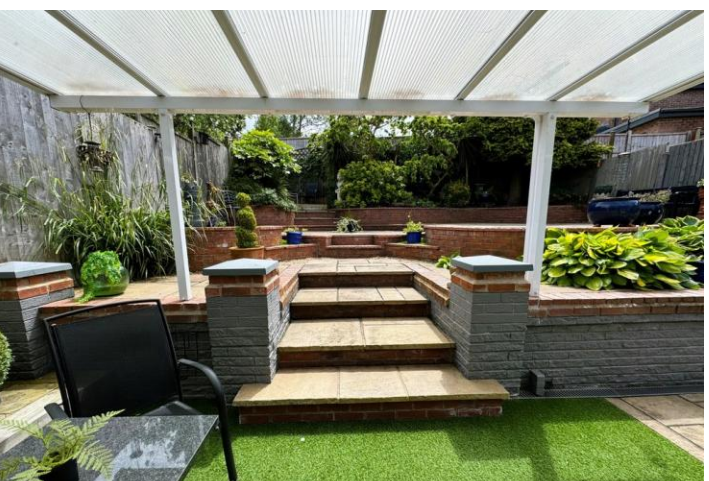
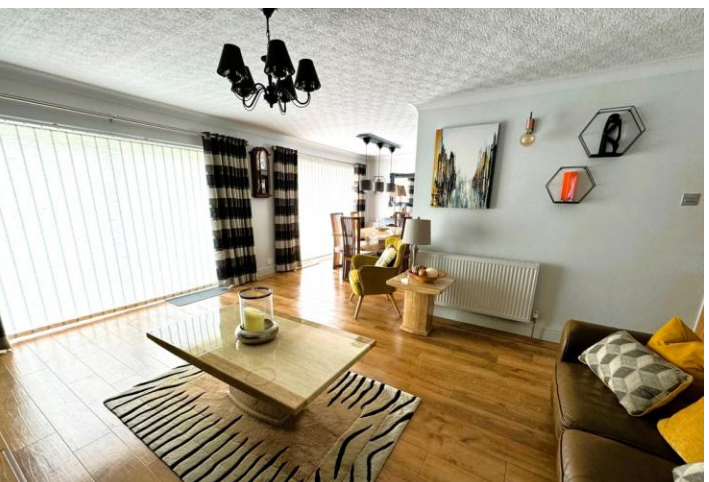
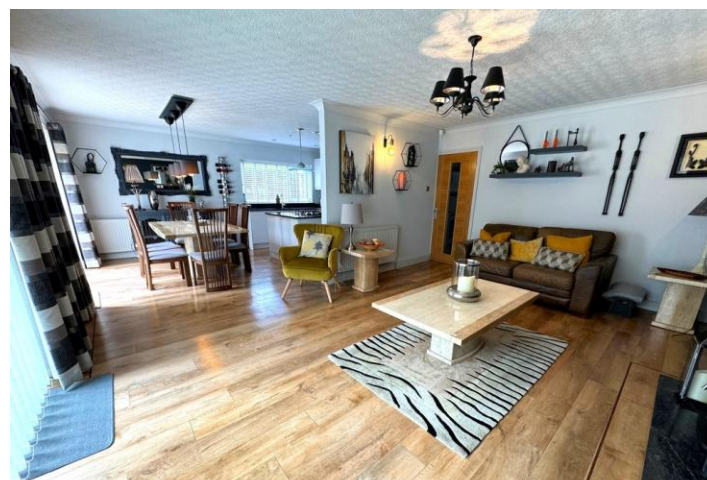
**BEDROOM THREE** 9' 5" x 9' 5" (2.87m x 2.87m) having double glazed window to side elevation, light point, power points, central heating radiator and fitted wardrobes.

**SHOWER ROOM** 7' 6" x 7' 5" (2.29m x 2.26m) having double glazed window to side elevation, light point, airing cupboard (housing gas central heating boiler), wash hand basin, low flush w/c and walk-in shower.

### OUTSIDE

**REAR GARDEN** a delightful landscaped rear garden surrounded by an array of shrubs/plants with gated access to front of property.

**GARAGE** 18' 9" x 14' 0" (5.72m x 4.27m) having light point, power points, utility area having wall/base units incorporating wash hand basin, ample space for appliances (including plumbing for washing machine) and access to w/c.



COUNCIL TAX BAND E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 16 Mbps.

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

Networks in your area - Openreach

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.

**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.

### 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.

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Please note that all measurements are approximate.