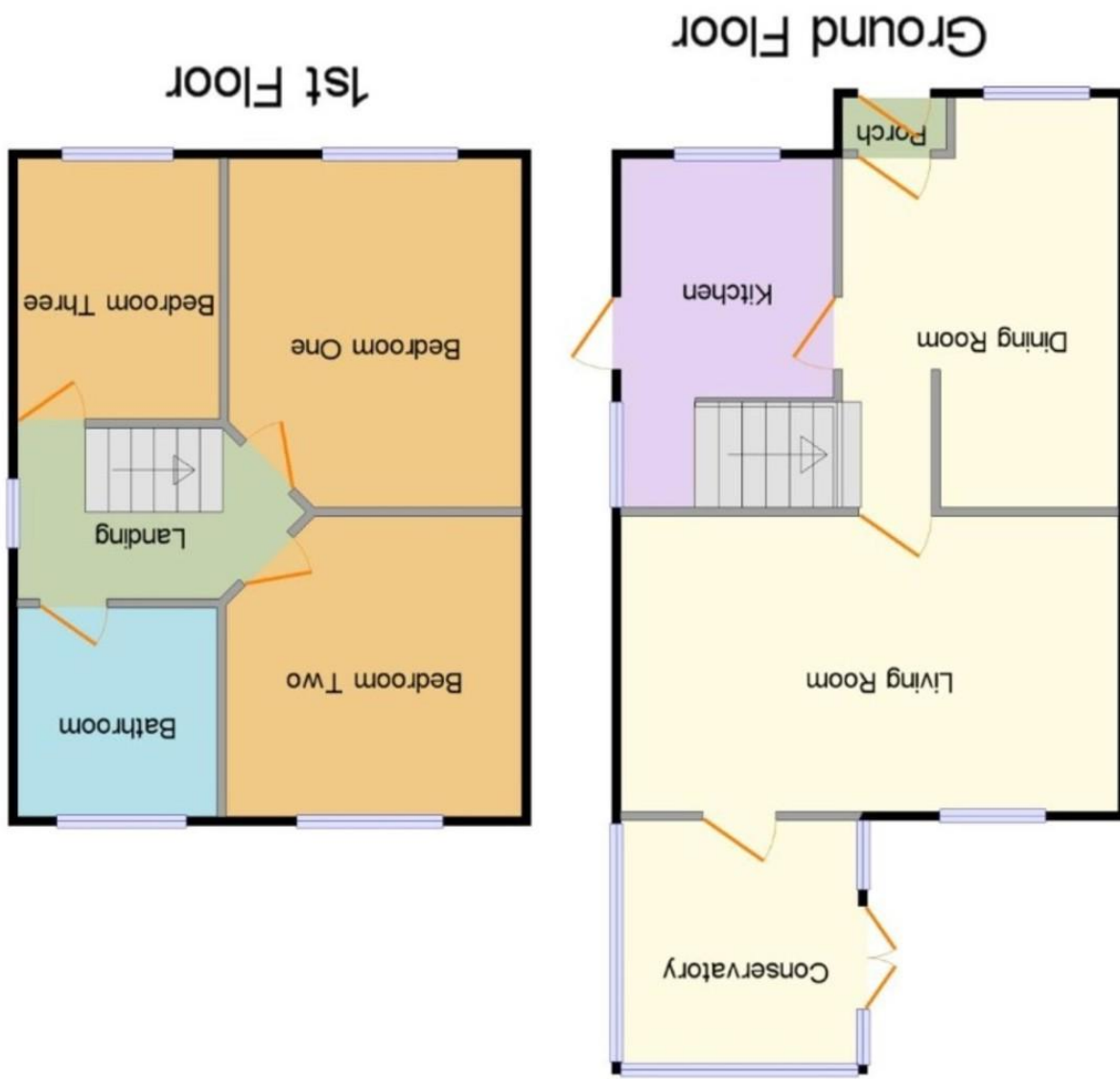
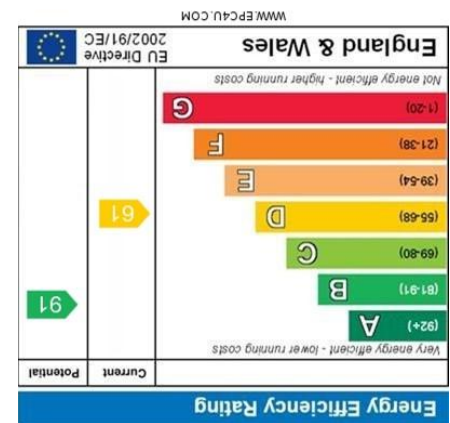


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Well Presented Throughout
- Kitchen & Dining Room
- Lounge
- Conservatory
- Three Good Sized Bedrooms
- Well Maintained Rear Garden

Park Farm Road, Great Barr, B43 7QQ

Offers over £260,000



Property Description

This WELL-PRESENTED SEMI-DETACHED FAMILY HOME is ideally situated in a MUCH SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6. MUST BE VIEWED to fully appreciate the presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having paved drive, lawned front garden with access to enclosed porch.

PORCH having uPVC double glazed door with matching sides.

DINING ROOM 10' 2" x 12' 8" (max.) (3.1m x 3.86m) having double glazed window to front elevation, light point, power points, central heating radiator, a range of fitted storage cupboards, stairs to first floor accommodation and doors off to all rooms.

KITCHEN 12' 7" (max.) x 7' 10" (3.84m x 2.39m) having double glazed window to front elevation, light point, power points, central heating radiator, a range of matching wall/base units with worktops over, inset stainless steel sink with mixer tap over, ample space for a range of appliances and uPVC double glazed door giving access to rear garden.

LIVING ROOM 11' 0" x 18' 7" (max.) (3.35m x 5.66m) having double glazed windows to rear, light points, power points, two central heating radiator and uPVC double glazed door to conservatory.

CONSERVATORY having double glazed windows and uPVC double glazed door giving access to rear garden.

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

BEDROOM ONE 13' 0" x 11' 0" (max.) (3.96m x 3.35m) having double glazed window to front elevation, light point, power points and central heating radiator.



BEDROOM TWO 11' 0" x 11' 0" (max.) (3.35m x 3.35m) having double glazed window to rear elevation, light point, power points and central heating radiator.

BEDROOM THREE 9' 8" x 7' 5" (2.95m x 2.26m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having opaque double glazed window to rear elevation, light point, central heating radiator, airing cupboard, a matching suite comprising of bath, wash hand basin, low flush w/c and tiling to splashbacks.

OUTSIDE

REAR GARDEN mainly lawned to fenced perimeter.

COUNCIL TAX BAND C Walsall Metropolitan Borough Council

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

