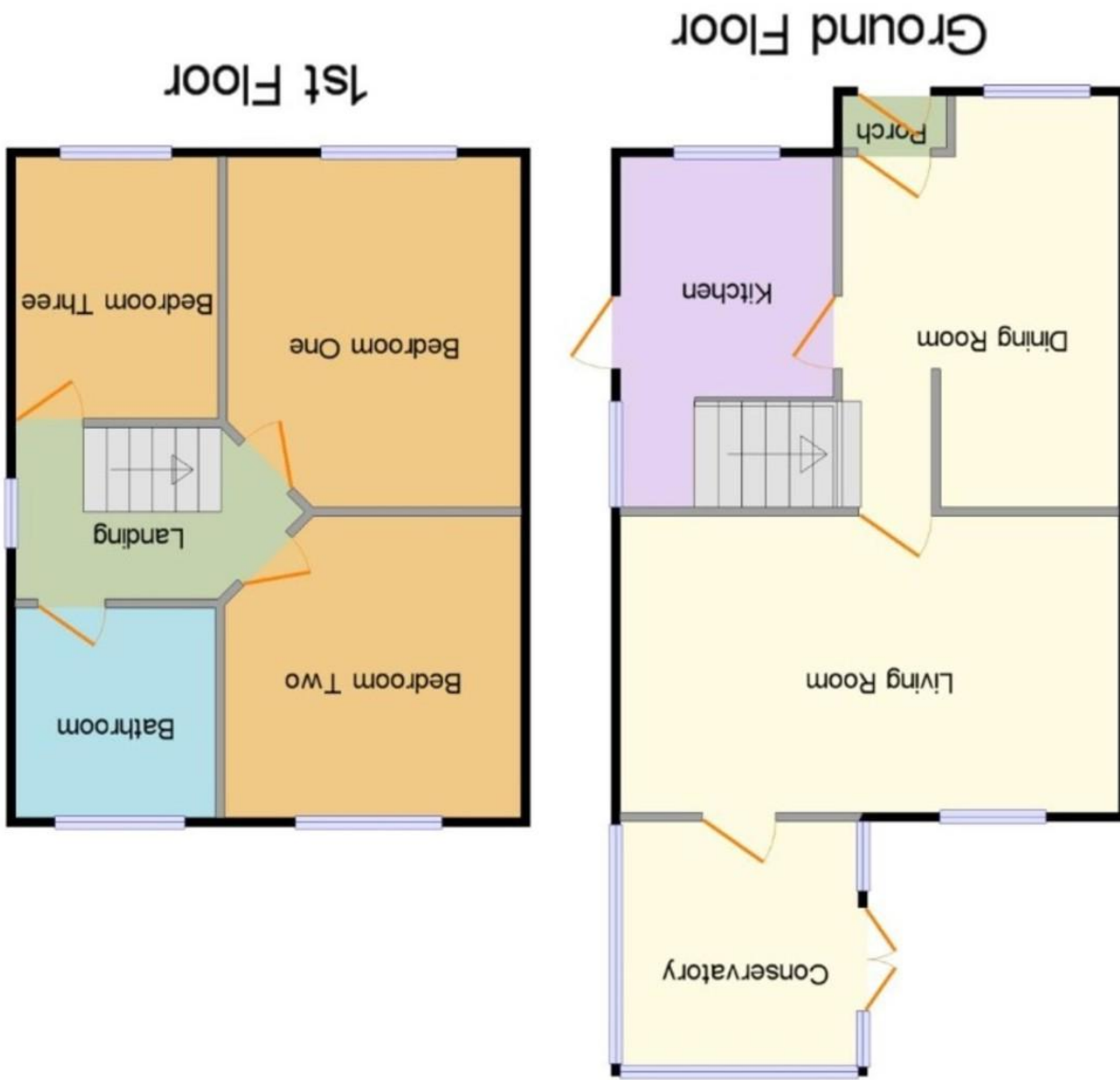
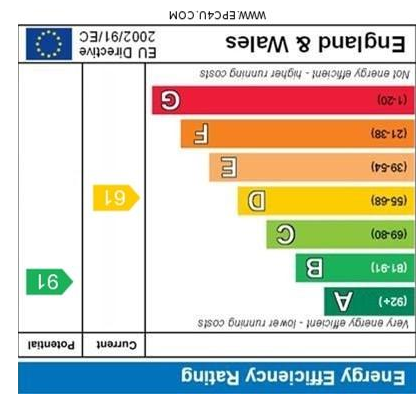


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 In Region Of
£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

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

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Virgin Media, 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.

