

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

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited © Proprietary.



Please feel free to relay this to your Solicitor or Licensed Conveyancer.
Therefore we recommend that you regularly monitor our website or email us for updates.
*Please note that the EPC must be presented within 21 days of initial marketing of the property.
Please note that on occasions 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.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing



Great Barr | 0121 241 4441

 **green**
& company



- Ideal Development Opportunity
- Spacious Lounge
- Conservatory
- Well Maintained Large Rear Garden
- Ample Off-Road Parking & Garage

Hathersage Road, Great Barr, Birmingham, B42 2RY

Offers invited £270,000

Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

SUPERB DEVELOPMENT OPPORTUNITY. Offering WELL-PROPORTIONED ACCOMODATION throughout with PLANNING TO BUILD ANOTHER THREE BEDROOM DETATCHED PROPERTY. Occupying a popular residential location with excellent amenities nearby including local shops, good schools and public transport on hand. MUST BE VIEWED to fully appreciate the overall size and potential of the accommodation on offer. NO UPWARD CHAIN!

APPROACH having driveway, lawned front garden, access to garage and enclosed porch.

PORCH having uPVC double glazed door with matching sides.

LOUNGE 14' 08" max x 15' 10" max (4.47m x 4.83m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator, stairs to first floor accommodation and access to kitchen/diner.

KITCHEN/DINER 10' 07" x 15' 10" (3.23m x 4.83m) having double glazed window to rear elevation, ceiling light points, power points, central heating radiator, wall/base units with worktops over, inset sink with mixer tap, integrated gas hob, integrated oven, ample space for a range of appliances and uPVC double glazed sliding doors to conservatory.

CONSERVATORY 9' 00" x 15' 03" (2.74m x 4.65m) having uPVC double glazed doors opening to rear garden, ceiling light point, power points and central heating radiator.

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

BEDROOM ONE 12' 01" x 9' 05" max (3.68m x 2.87m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 9' 10" x 7' 05" min (3m x 2.26m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 9' 00" x 6' 01" (2.74m x 1.85m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BATHROOM Being recently fully renovated, having double glazed window to rear elevation, ceiling light point, free standing shower unit and wash hand basin and WC.

OUTSIDE

REAR GARDEN having paved/lawned areas to fenced perimeter with access to garage.

GARAGE 16' 00" x 13' 00" (4.88m x 3.96m) having power/lighting, separate store room and WC. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data available for EE, Three, O2 & Vodafone. Broadband coverage -

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 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.

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?
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