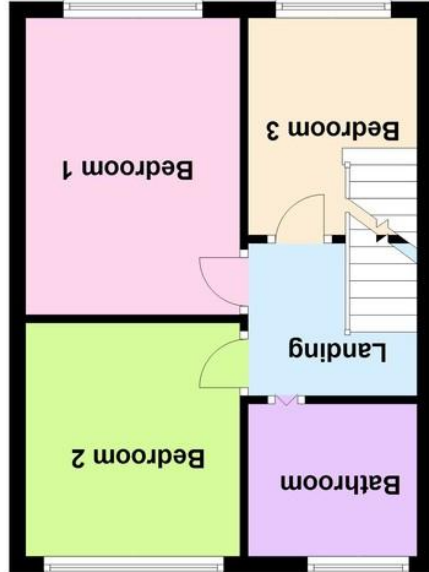


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

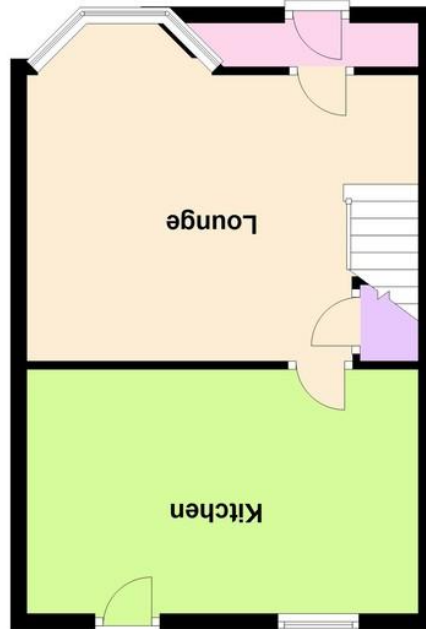
Total area: approx. 80.5 sq. metres (866.8 sq. feet)  
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.  
Plan produced using PlanUp.



Second Floor  
Approx. 14.2 sq. metres (152.8 sq. feet)

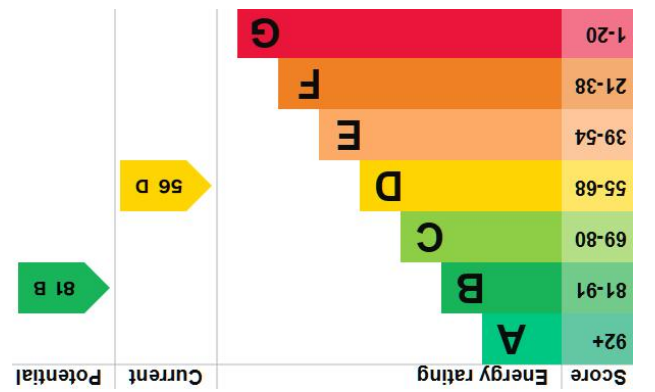


First Floor  
Approx. 32.2 sq. metres (346.3 sq. feet)



Ground Floor  
Approx. 34.2 sq. metres (367.7 sq. feet)

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 Conveyor.



Great Barr | 0121 241 4441



- MEDIA WALL
- LOFT ROOM
- THREE FURTHER BEDROOMS
- SPACIOUS KITCHEN
- OFF ROAD PARKING
- SPACIOUS LOUNGE WITH BAY WINDOW

Grindleford Road, Great Barr, Birmingham, B42 2SG

Offers In Excess Of  
£220,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Do not miss out on this WELL-PRESENTED three-bed Mid Terraced property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, presentation and potential of the accommodation on offer. This property will surely be in high demand. Call Green & Company to arrange your viewing.

Approach via driveway to porch and door into:-

**LOUNGE** 15' 10" x 11' 7" (4.83m x 3.53m) With marble effect laminate flooring, bay window, radiator, spotlights, understairs store, fantastic media wall, stairs to first floor incorporating LED lighting and door to:-

**KITCHEN** 15' 10" x 9' 10" (4.83m x 3m) With tiled flooring, space for range cooker, spotlights, window to rear, radiator, selection of wall and base units, pelmet with spotlighting, space for washing machine, window and door to rear

**FIRST FLOOR LANDING** With doors to bedrooms and bathroom.

**BEDROOM ONE** 12' x 8' 8" (3.66m x 2.64m) To wardrobe with laminate flooring, mirror wardrobe, lighting, radiator and window to front.

**BEDROOM TWO** 11' 4" x 9' 11" (3.45m x 3.02m) With laminate flooring, window to rear and radiator.

**BEDROOM THREE** 8' 10" x 6' 9" (2.69m x 2.06m) With window to front, radiator and stairs to loft room.

**BATHROOM** With marble effect wall and floor tiling, P shaped bath with screen, back to wall WC, semi pedestal floating basin, heated towel rail, spotlights and electric shower over bath.

**SECOND FLOOR**

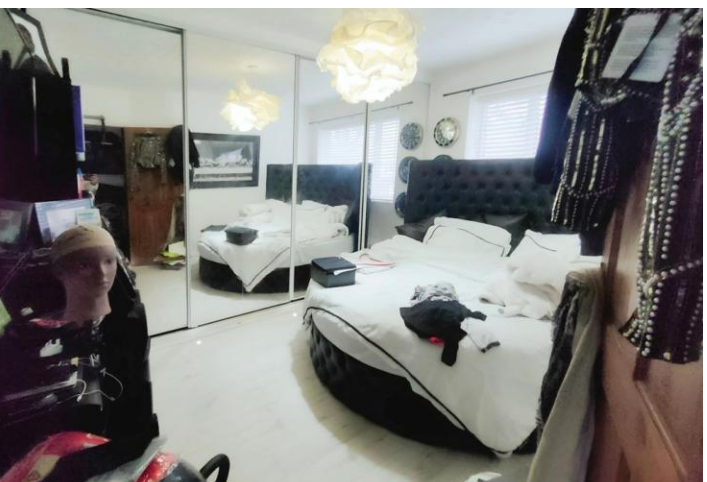
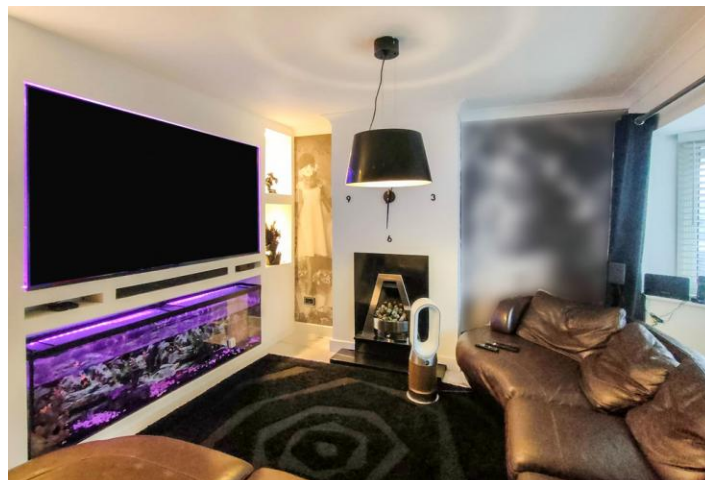
**LOFT ROOM** 14' 3" x 10' 7" (4.34m x 3.23m) Accessed via stairs from bedroom three with window to rear, radiator and laminate flooring.

**GARDEN** With block paved area, lawn and fenced boundaries.

Council Tax Band B Birmingham City Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441