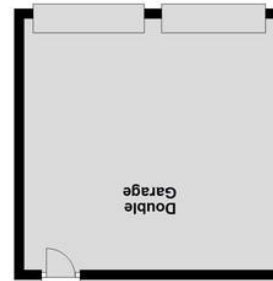
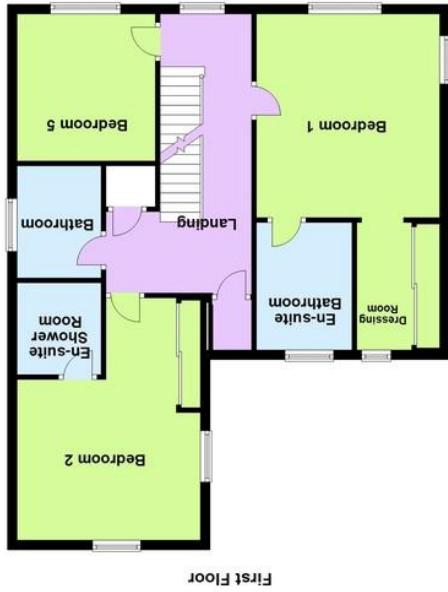
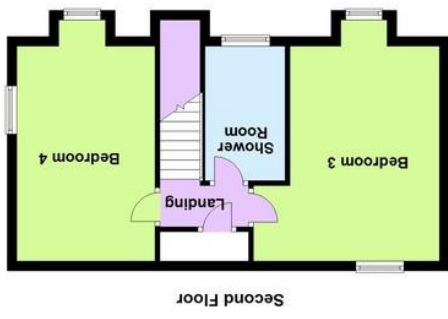


NOT TO SCALE. THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

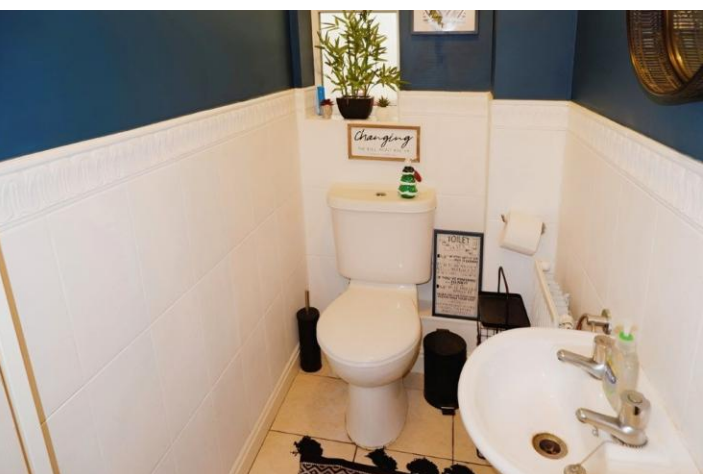
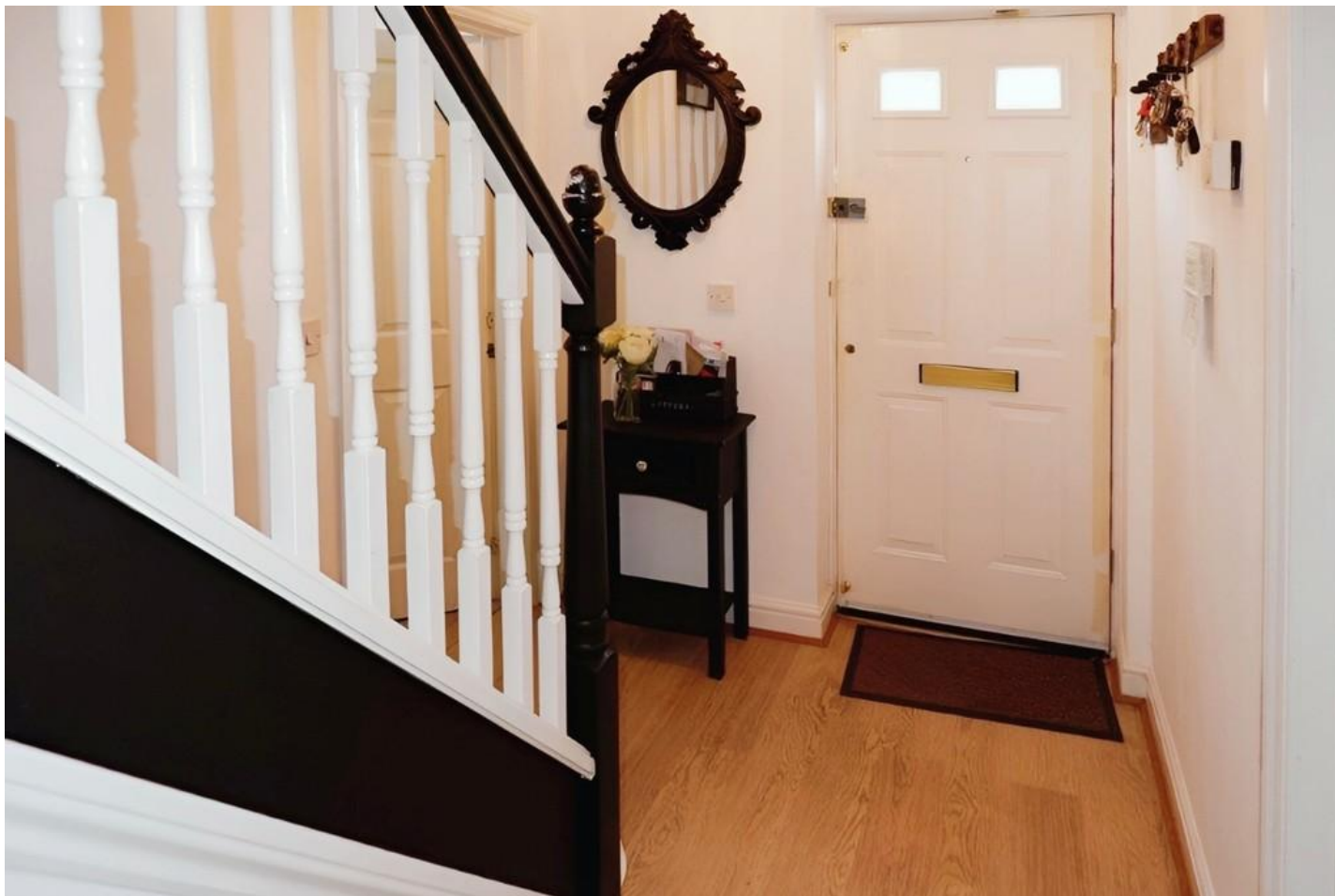
Great Barr | 0121 241 4441



- FANTASTIC FAMILY DETACHED HOUSE WITH 5 DOUBLE BEDROOMS AND 4 BATHROOMS
- VERY SOUGHT AFTER LOCATION OFF PENNYHILL LANE WELL PLACED FOR LOCAL SCHOOLS AND COMMUTING

Harrington Croft, West Bromwich, B71 3RJ

Offers In Excess Of
 £500,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A fantastic very spacious 5 double bedroomed detached house with 2 en suites and 2 family bathroom/shower rooms.

Being very well located off Pennyhill Lane the house is very convenient for a range of local primary schools with good/outstanding ofsted ratings with the surrounding road network providing excellent commuter access. The house features a magnificent refitted breakfast kitchen, large conservatory/games room, spacious lounge and separate dining room, fitted cloakroom and utility on the ground floor. Outside is a 6x car driveway and double garage together with an enclosed garden. Served by gas central heating and double glazing this well presented home needs to be viewed internally.

RECEPTION HALL With front door, radiator, staircase leading off, useful cupboard under stairs.

FITTED GUEST CLOAKROOM With radiator, half tiled walls, double glazed window, low level wc, pedestal wash hand basin.

SPACIOUS LOUNGE 22' 8" x 12' 5" (6.91m x 3.78m) With double glazed bay to front, gas fire and surround, two radiators, double French doors leading to the conservatory.

DINING ROOM 15' into bay x 9' 7" (4.57m x 2.92m) With doors to the hall and kitchen, double glazed bay to front, double glazed side window, radiator.

SUPERFITTED BREAKFAST KITCHEN 21' 2" x 12' 6" max (6.45m x 3.81m) With a range of refitted units with wooden work surfaces incorporating sink unit with mixer tap, comprehensive range of base units including cupboards, pan drawers, integrated appliances including induction hob with extractor over, oven and microwave, dishwasher, larder units, island unit with breakfast bar, further storage cupboards, wall mounted gas fired central heating boiler, double glazed windows to two sides, tall feature radiator, double glazed double doors leading to the conservatory.

UTILITY ROOM 6' 6" x 6' (1.98m x 1.83m) With double glazed window, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, radiator.

CONSERVATORY 18' 9" x 16' (5.72m x 4.88m) Currently used as a games room with tiled flooring, double glazed windows, double glazed side door and double glazed double French doors to rear, radiator.

FIRST FLOOR GALLERIED LANDING With double glazed window to front, radiator, shelf storage cupboard and further airing cupboard housing Megaflo hot water cylinder.

BEDROOM ONE 14' x 12' 5" (4.27m x 3.78m) With radiator, two double glazed windows, archway leading through to:-

DRESSING ROOM 8' 4" x 3' 6" plus wardrobes (2.54m x 1.07m) With radiator, double glazed window fitted wardrobes along one wall with sliding mirror doors.

EN SUITE BATHROOM Double glazed window, radiator, low level wc, pedestal wash basin, paneled bath, separate shower compartment.

BEDROOM TWO 11' 5" x 12' 7" plus door recess area (3.48m x 3.84m) Dual aspect double glazed window, two fitted double wardrobes with sliding doors, radiator.

EN SUITE SHOWER ROOM Having half tiled walls, radiator, shower compartment, wash basin, low level wc.

BEDROOM FIVE 10' x 9' 9" (3.05m x 2.97m) With radiator, double glazed window to front.

FAMILY BATHROOM Radiator, double glazed window, low level wc, pedestal wash basin, paneled bath.

SECOND FLOOR LANDING With full width built-in wardrobe.

BEDROOM THREE 15' 1" x 10' 1" plus bay window (4.6m x 3.07m) With double glazed bay window to front, radiator, Velux window to rear.

BEDROOM FOUR 15' x 9' 10" plus bay window (4.57m x 3m) With double glazed bay window and radiator.

SHOWER ROOM Radiator, half tiled walls, Velux window, low level wc, pedestal wash hand basin, separate shower compartment.

DETACHED DOUBLE GARAGE 17' x 17' 2" (5.18m x 5.23m) With two up and over doors, electric light and power points, door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house has the benefit of a large six car driveway providing direct access to the garage with a gate through to the rear garden.

To the rear is an enclosed garden with patio area, lawn, fenced boundaries.

The house is elevated from the road with steps leading up to the front door.

Council Tax Band F - Sandwell

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 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 - 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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