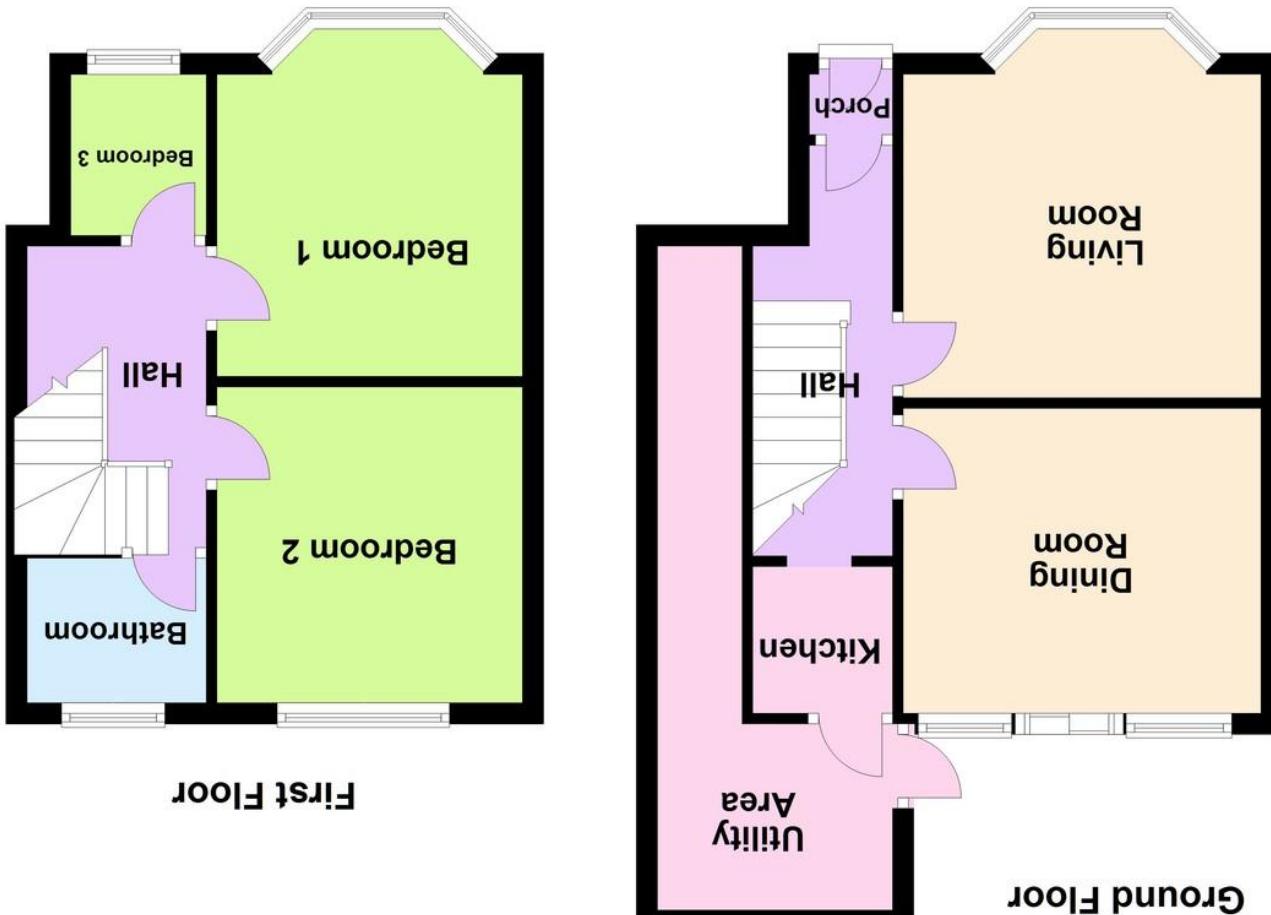
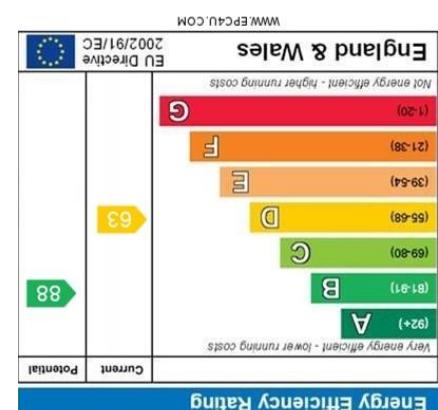


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



*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 department free to relay this to your Solicitor or Conveyor.



Great Barr | 0121 241 4441

G **green**
& company



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- WELL PLACED FOR SCHOOLS, SCOTT ARMS AND COMMUTING



Appleton Avenue, Great Barr, Birmingham, B43 5LY

Offers In Region Of
£180,000



Property Description

Approach the property via the steps passing lawned fore garden and hedgerow. Access to the side via pathway and door into:-

PORCH With front door into:-

HALLWAY With stairs to first floor, under stairs storage cupboard, radiator, ceiling light point and door to:-

LIVING ROOM 13' 9" x 11' 8" (4.19m x 3.56m) A good sized reception room having ceiling light point, bay window to front, central heating radiator.

DINING ROOM 12' 0" x 10' 8" (3.66m x 3.25m) A good sized second reception room with ceiling light point, radiator, patio door with windows either side to rear.

KITCHEN 7' 2" x 7' 0" (2.18m x 2.13m) Having ceiling light point, window to rear, serving hatch to second reception room, kitchen units with worktops over and door to conservatory.

UTILITY ROOM Currently used as a utility area. Having plumbing for washing machine and windows and door to rear.

LANDING Having window to side, doors to bedroom and bathroom.

BEDROOM ONE 14' 6" max x 9' 10" (4.42m x 3m) A double size bedroom having ceiling light point, radiator and bay window to front.

BEDROOM TWO 12' 0" x 10' 8" (3.66m x 3.25m) A double size bedroom having ceiling light point, radiator and window to rear.

BEDROOM THREE 7' 9" x 6' 0" (2.36m x 1.83m) A single bedroom having ceiling light point, window to front and radiator.

BATHROOM 8' 10" max x 7' 0" (2.69m x 2.13m) Having radiator, window to rear, bath, sink, WC and storage cupboard.



GARDEN Having stairs leading to lawn area and to the rear of the garden is a garage which is accessible by the shared access road to the rear of the property.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone

and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 65Mbps. Highest available upload speed 16Mbps.

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

Networks in your area - Virgin Media, Openreach

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