

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- END TERRACE FAMILY HOME
- TWO BEDROOMS PLUS BOX ROOM/STUDY
- PRIME LOCATION
- OPEN PLAN THROUGH LOUNGE
- GARAGE

Birdbrook Road, Great Barr, Birmingham, B44 8RE | Offers Over £200,000





## Property Description

Presenting this charming end of terrace property in good condition, now available for sale. A huge open plan lounge/dining room, this home offers flexibility and space for modern living.

The open-plan reception room creates a seamless flow between living and dining areas, perfect for entertaining guests or relaxing with family. The property also includes a well-equipped kitchen, ideal for preparing delicious meals.

With two bedrooms plus box room/study, there is ample space for a growing family or those in need of a home office or guest room. The property features a single bathroom, providing convenience for residents.

Situated in a desirable location, this end of terrace home offers a blend of comfort and style. Whether you're looking for a cozy space to unwind or an area to host gatherings, this property caters to a variety of needs.

Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing and experience the potential this home has to offer.

PORCH With front door into:-

HALLWAY Having stairs to first floor and door to lounge.

LOUNGE 12' 10" x 10' 0" (3.91m x 3.05m) Being open plan and having, spotlights, laminate flooring, bay window to front, radiator and opening to:-

DINING AREA 15' 0" x 11' 0" (4.57m x 3.35m) Having spotlights throughout, laminate floor, radiator, patio doors to rear garden and entrance to:-

KITCHEN 12' 2" x 7' 2" (3.71m x 2.18m) Having wall and base units, window to side, two ceiling light points, gas oven and hob, extractor fan and sink.

LANDING Having ceiling light point, doors to bedrooms and bathroom.

BEDROOM ONE 10' 11" x 9' 0" (3.33m x 2.74m) Having window to front, ceiling light point and radiator.

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m) Having ceiling light point, window to rear and radiator.

BOX ROOM / STUDY 7' 6" x 5' 11" (2.29m x 1.8m) Having window to front, ceiling light point and radiator.

BATHROOM 8' 0" x 5' 7" (2.44m x 1.7m) Having window to rear. bath, shower, tiled, WC and sink.

OUTSIDE Having paved patio, lawn area leading to garage at the rear.

GARAGE (unmeasured) Access via the rear access road. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted 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 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 119Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Openreach, Virgin Media

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441