

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- SINGLE STOREY EXTENSION
- TWO RECEPTION ROOMS
- BUILT IN WARDROBES
- PRIME LOCATION

Old Walsall Road, Great Barr, Birmingham, B42 1UL

£185,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Located in a desirable area with excellent public transport links, nearby schools, and local amenities, this charming two bedroom terraced property is now available for sale. Ideal for families and couples, this home is in good condition. Both bedrooms have built in wardrobes.

The property features two reception rooms, one of which benefits from large windows offering plenty of natural light. The second reception room is open-plan, also with large windows providing a bright and airy space, with direct access to a lovely garden. The single-storey extension adds extra charm and versatility to the property.

The kitchen, extended to create a spacious and bright area, is perfect for cooking and dining. The property also includes a modern bathroom, ideal for relaxation after a long day.

In addition, this home offers the convenience of a garage available to rent and is situated in a council tax band B area. Don't miss the opportunity to own this lovely home with its unique features and comfortable living spaces.

PORCH Having ceiling light point, tiled flooring and door into:-

HALLWAY Having radiator, two ceiling light points, stairs to first floor and under stairs storage area.

LIVING ROOM 11' 10" x 11' 8" (3.61m x 3.56m) Having ceiling light point, bay window to front and radiator.

KITCHEN 16' 6" x 7' 8" (5.03m x 2.34m) Having wall and base units, two ceiling light points, electric oven, gas hob and extractor fan over, window to rear and radiator.

LOUNGE 19' 0" x 10' 0" (5.79m x 3.05m) Having two ceiling light points, two radiators, storage cupboard off, window to rear and door to rear garden.

FIRST FLOOR LANDING With doors to bedrooms, bathroom, two storage cupboards off one of which houses the central heating boiler and ceiling light point.

BEDROOM ONE 10' 0" MAX x 9' 8" MAX (3.05m x 2.95m) Having two ceiling light points, two windows to front, built in wardrobes, storage cupboard over stairs and two radiators.

BEDROOM TWO 13' 8" x 9' 11" (4.17m x 3.02m) Having ceiling light point,

window to rear and radiator.

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m) Having window to rear, radiator and a suite comprising; WC, sink, bath with electric shower over and storage cupboard.

OUTSIDE To the rear is a garden which has paved patio area, garden shed, pond, the rest laid mostly to lawn, to the rear is access to a shared alleyway which leads to a garage area which is owned by the council which you can rent a garage for £60 per month. This is not part of the properties freehold and the garages are not under leasehold it is a monthly rental.

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 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
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.

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