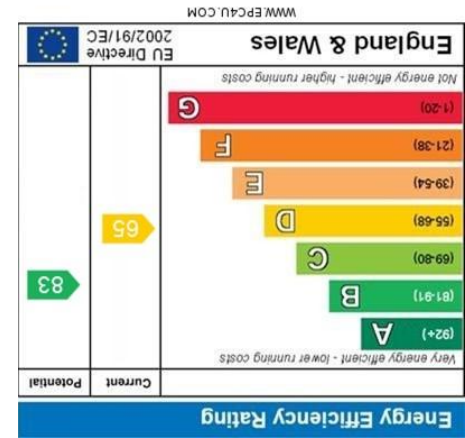


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.
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.



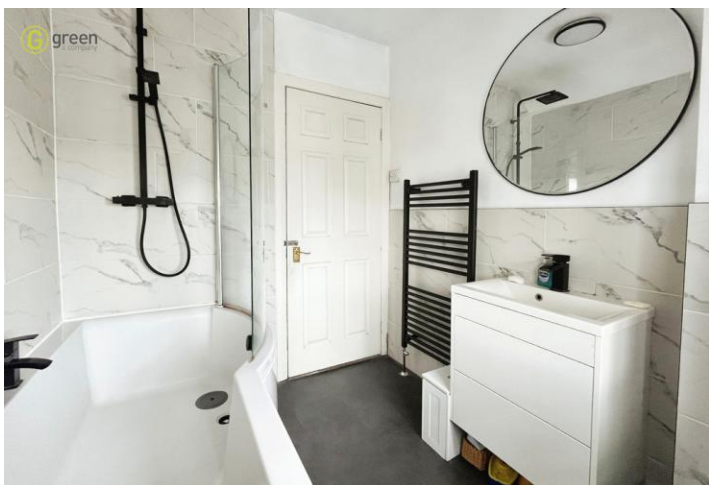
Great Barr | 0121 241 4441



- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- ONE BATHROOM ONE EN-SUITE
- DRIVEWAY
- HUGE DOUBLE GARAGE

Fowlmere Road, Great Barr, B42 2EA

£290,000



Property Description

*** DRAFT DETAILS – AWAITING VENDOR APPROVAL ***

Located in a sought-after area, this immaculate four bedroom semi-detached property is now available for sale. Perfect for families and couples, this stunning home boasts a spacious open-plan reception room with large windows, creating a bright and airy living space. The recently refurbished kitchen features modern appliances, ample natural light, and a dining space, ideal for hosting gatherings.

With a total of four bedrooms, including three generous double bedrooms and a single bedroom, this property offers versatile living accommodation. The master bedroom benefits from an en-suite bathroom, while the second bathroom features a free-standing bath and has been newly refurbished.

Externally, the property features a well-maintained garden, a huge double garage, and a driveway providing ample parking space. The addition of a conservatory enhances the living space, creating a tranquil area to relax and enjoy the surroundings.

Benefiting from a convenient location with easy access to public transport links, nearby schools, and local amenities, this property offers both comfort and practicality. The EPC rating of D and council tax band C further add to the appeal of this beautiful home. Don't miss the opportunity to make this property your own.

PORCH UPVC entrance door

LOUNGE 16' 0" MAX x 15' 10" MAX (4.88m x 4.83m) Open plan, laminate flooring, ceiling light point, bay window to front and two radiators, stairs to first floor, storage under stairs.

KITCHEN/DINER 16' 2" MAX x 11' 10" MAX (4.93m x 3.61m) Wall and base units, boiler, built-in double oven, gas hob and extractor fan, sink, window to rear, ceiling light point, laminate flooring.

CONSERVATORY 9' 10" x 9' 6" (3m x 2.9m) Laminate flooring, door to rear garden.

FIRST FLOOR

BEDROOM FOUR 8' 0" x 6' 4" (2.44m x 1.93m) Window to rear, ceiling light point.

BEDROOM THREE 14' 0" x 9' 6" (4.27m x 2.9m) Laminate flooring, bay window to rear, ceiling light point and radiator.

BEDROOM TWO 10' 4" x 9' 4" (3.15m x 2.84m) Ceiling light point radiator, laminate flooring and window to front.

BATHROOM Bay window to front, half tiled walls, radiator, sink unit, toilet and bath with shower over.

SECOND FLOOR

MASTER BEDROOM 14' 6" x 11' 0" (4.42m x 3.35m) Loft converted, spotlights, window to rear, radiator, loft window and storage.

EN SUITE Free-standing shower, toilet, sink, radiator and window to rear, spotlights, tiled.

REAR GARDEN Paved area, decking area, steps leading up to grass, garage with shutter door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for our own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

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

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

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