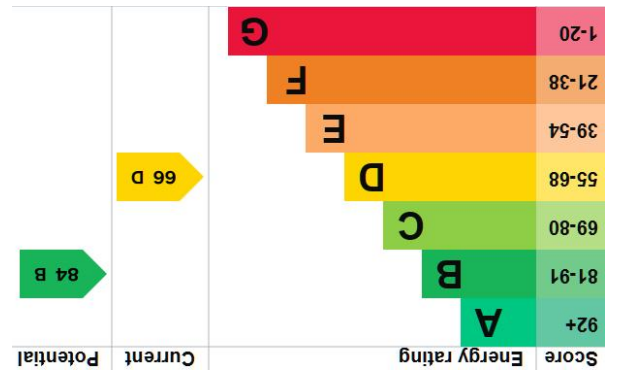


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- GARAGE
- DOWNSTAIRS WC
- CONSERVATORY

Fairdene Way, Great Barr, Birmingham, B43 5JS

£240,000



## Property Description

For sale is this well-presented end of terrace property. It is in good condition and is ideally located with excellent public transport links, nearby schools, local amenities and parks, making it perfect for families and couples alike. The property resides in a quiet area. The kitchen comes with modern appliances and is flooded with natural light, creating an inviting space for cooking. The property also features a downstairs w/c for added convenience.

Upstairs, there are three bedrooms. Two of the bedrooms are doubles, each with built-in wardrobes providing excellent storage solutions. The third bedroom is a single room, perfect for a child's room or home office.

The bathroom is a real highlight, having been recently refurbished. It's a large space, featuring a free-standing bath, providing a touch of luxury.

Externally, the property offers a private garden, perfect for enjoying the warmer months. There is also the added benefit of parking, which can be a real asset in this popular location.

The property has an EPC rating of D and falls within council tax band C. Unique features such as its open-plan design, conservatory, and garden separate this property from others on the market. It's a must-see for anyone looking for a new home living environment.

**HALLWAY** Having laminate flooring, two ceiling light points, radiator, stairs to first floor, under stairs storage, cupboard housing Baxi boiler and doors to:-

**WC** Having window to front, sink, WC, tiled, ceiling light point and radiator.

**LOUNGE** 25' 2" MAX x 11' 8" MAX (7.67m x 3.56m) Having bay window to front, six wall lights, patio door to conservatory and radiator.

**KITCHEN** 12' 6" MAX x 6' 6" MAX (3.81m x 1.98m) Having tiled flooring, wall and base units, gas oven, hob and extractor fan, sink, window to rear, space for fridge and door to:-

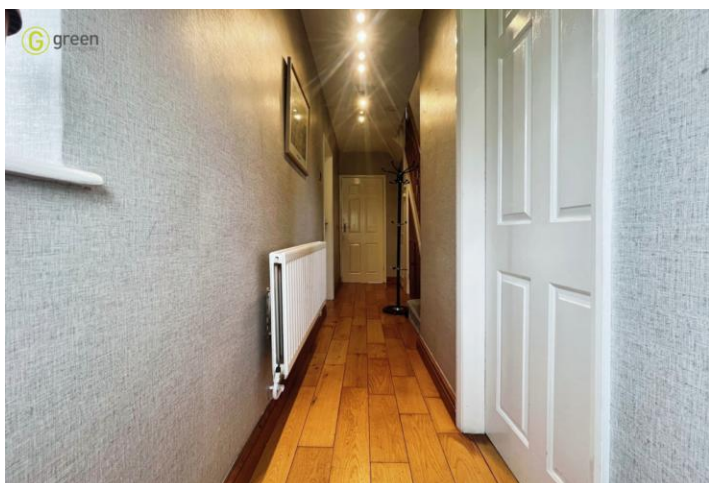
**CONSERVATORY** 11' 0" MAX x 9' 8" MAX (3.35m x 2.95m) Having tiled flooring, ceiling light point and access to garden.

**FIRST FLOOR LANDING** Having ceiling light point, loft access and doors to bedrooms and bathroom.

**BEDROOM ONE** 11' 8" x 11' 4" (3.56m x 3.45m) Having built in wardrobes, radiator, window to front and ceiling light point.

**BEDROOM TWO** 12' 6" x 11' 6" (3.81m x 3.51m) Having ceiling light point, built in wardrobes, radiator and window to rear.

**BEDROOM THREE** 7' 6" x 6' 6" (2.29m x 1.98m) Having ceiling light point, radiator and window to front.



**BATHROOM** Having lino flooring, spotlights, bath with mains fed shower over, sink, WC, tiled walls and window to rear.

**GARDEN** Having paved patio area, access to alley, lawn area and side entrance.

**GARAGE** Unmeasured, with up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely 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 71 Mbps. Highest available upload speed 16Mbps.  
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Openreach, Virgin Media

**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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