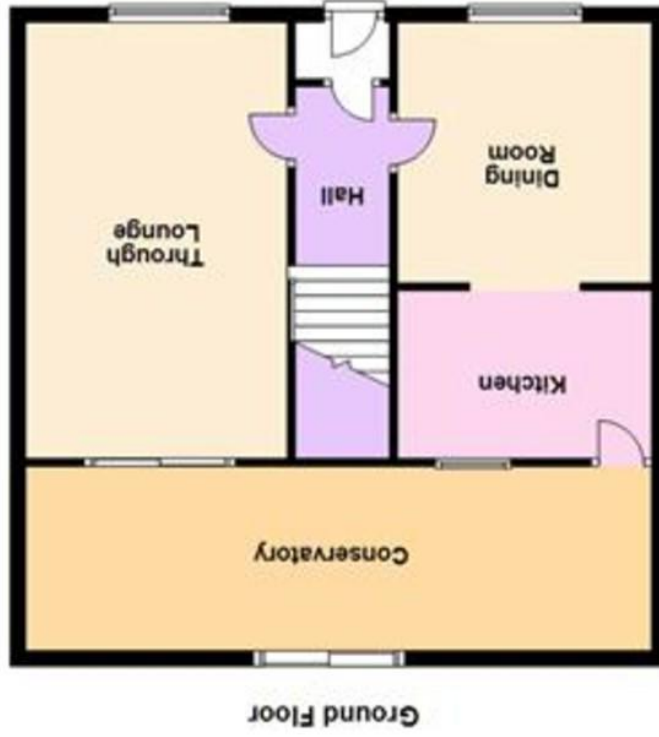
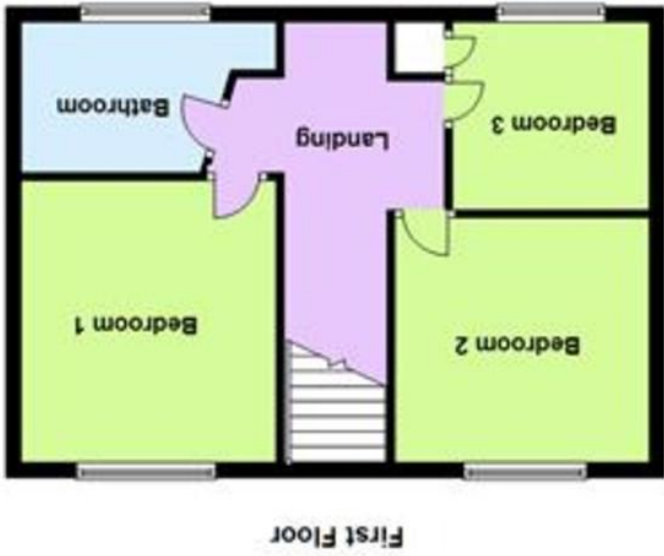


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

www.epcau.com

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	63

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- DOUBLE GARAGE
- LARGE CONSERVATORY
- PRIME LOCATION



Tanhouse Avenue, Great Barr, Birmingham, B43 5AG

Offers Over £250,000





Property Description

Introducing a charming 3-bedroom semi-detached property available for sale in a peaceful location, ideal for families and couples alike. The area boasts local amenities, green spaces, and schools within close proximity, making it a desirable place to reside.

A light-filled double garage welcomes you home, providing ample storage and parking. Upon entering, you are greeted by two inviting reception rooms. The first is a good-sized living room, spacious enough for relaxation and entertainment, whilst the second is a huge conservatory, perfect for enjoying the surrounding views or serving as an additional living space.

The property features a modern kitchen equipped with state-of-the-art appliances and sleek granite countertops, offering an enjoyable cooking experience. There is also a dedicated dining area, perfect for hosting dinner parties or enjoying family meals.

The home offers three well-appointed bedrooms, two of which are double rooms. All bedrooms benefit from an abundance of natural light, creating a serene and comfortable environment for rest. The property is served by a single bathroom fitted with a luxurious Jacuzzi shower, adding an extra touch of indulgence to your daily routine.

In conclusion, this property offers an ideal balance of comfort and convenience. With its unique features and prime location, it represents a fantastic opportunity for those looking for their dream home. Don't miss out on this exceptional opportunity.

PORCH Ceiling light, vinyl flooring.

LIVING ROOM 18' 10" x 10' 0" (5.74m x 3.05m) Ceiling light point, radiator, window to front, carpeted, gas fire, patio door to conservatory, two wall lights.

DINING ROOM 11' 0" x 9' 2" (3.35m x 2.79m) Window to front, laminate flooring, ceiling light point and radiator, under stairs storage cupboard.

KITCHEN 12' 6" x 7' 4" (3.81m x 2.24m) Tiled, wall and base units, sink, free-standing gas cooker, granite work tops, extractor fan, radiator, ceiling light point, space for washing machine, window and door to conservatory.

CONSERVATORY 17' 6" x 6' 6" (5.33m x 1.98m) Tiled, patio doors to rear garden, windows surrounding.

FIRST FLOOR LANDING Having loft access and window to rear of the property, ceiling light point.

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m) Window to front, radiator, ceiling light point.

BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.9m) Built-in wardrobe, ceiling light point, radiator, window to rear, carpeted.

BEDROOM THREE 9' 0" x 7' 0" (2.74m x 2.13m) Ceiling light point, laminate flooring, window to rear, radiator and storage cupboard housing boiler.

BATHROOM Laminate flooring, toilet, radiator, free-standing shower, sink with cabinet under, tiled, spotlights.



REAR GARDEN Decking area, paved area, steps leading down, pond.

GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 33 Mbps. Highest available upload speed 7 Mbps.

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

Networks in your area - Openreach

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441