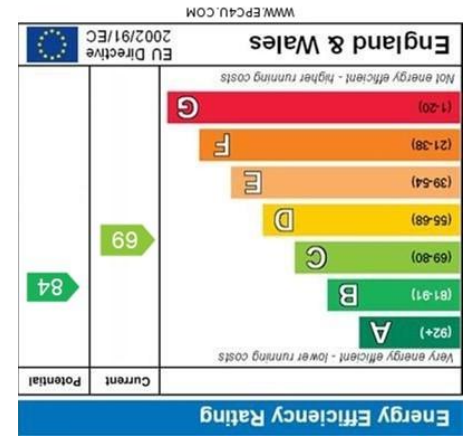


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DOWNSTAIRS W/C
- GOOD SIZED LOUNGE
- NO CHAIN
- ON STREET PARKING

Old Oscott Hill, Great Barr, B44 9SP

£190,000





## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

For sale is a tastefully designed three bedroom semi-detached property, ideally positioned in a well-connected location with public transport links, excellent local amenities, and reputable nearby schools. This property is an excellent choice for families and couples alike, seeking a home that combines convenience and comfort.

The property boasts three well-lit bedrooms, two of them being double, providing plenty of space for rest and relaxation. Each bedroom is bathed in natural light, creating a calm and peaceful ambience.

The home comprises a single reception room, a focal point of the house with a charming fireplace and an inviting view of the garden. This room also offers direct access to the garden, perfect for summer evenings and family gatherings.

The modern kitchen is a culinary delight, equipped with contemporary appliances and sleek granite countertops. Its natural light enhances the overall ambience, making it a pleasant space for meal preparation.

The property features a single bathroom, fitted with a free-standing shower, offering a refreshing and functional space to start your day.

One unique feature of this property is the presence of a convenient downstairs w/c, a practical addition to any home.

This semi-detached property is more than a house; it's a home that's ready to create memories. Its ideal location and well-designed interiors make it a must-see. Take advantage of this unique opportunity to own a home that combines functionality, style, and a prime location.

PORCH Tiled, wall light.

HALLWAY Ceiling light point, radiator, laminate flooring.

LOUNGE 21' 2" x 12' 0" MAX (6.45m x 3.66m) Carpeted, two ceiling light points, bay window to front, patio door to garden, gas fire, two radiators, access to kitchen.

KITCHEN 15' 8" MAX x 9' 0" (4.78m x 2.74m) Tiled, wall and base units, radiator, ceiling light point, gas oven, hob and extractor fan, tumble dryer, washing machine and fridge, window to rear, tiled splash backs, sink.

DOWNSTAIRS WC Ceiling light point, toilet, boiler, sink and window to side.

FIRST FLOOR LANDING Ceiling light point and loft access.

BEDROOM ONE 10' 2" x 7' 0" (3.1m x 2.13m) Carpeted, ceiling light point, window to front, storage cupboard.



BEDROOM TWO 12' 6" x 7' 11" (3.81m x 2.41m) Ceiling light point, carpeted, window to front, radiator and storage cupboard.

BEDROOM THREE 10' 2" x 7' 0" (3.1m x 2.13m) Ceiling light point, radiator, window to rear, carpeted.

BATHROOM Free-standing shower, tiled surround, sink, radiator, ceiling light point, window to rear, storage cupboard.

SEPARATE WC Toilet, window to rear, ceiling light point.

REAR GARDEN Paved area, steps leading to lawned area, green-house, shed, side access to front.

Council Tax Band B - Birmingham

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 5 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 16 Mbps.

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

220 Mbps.

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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