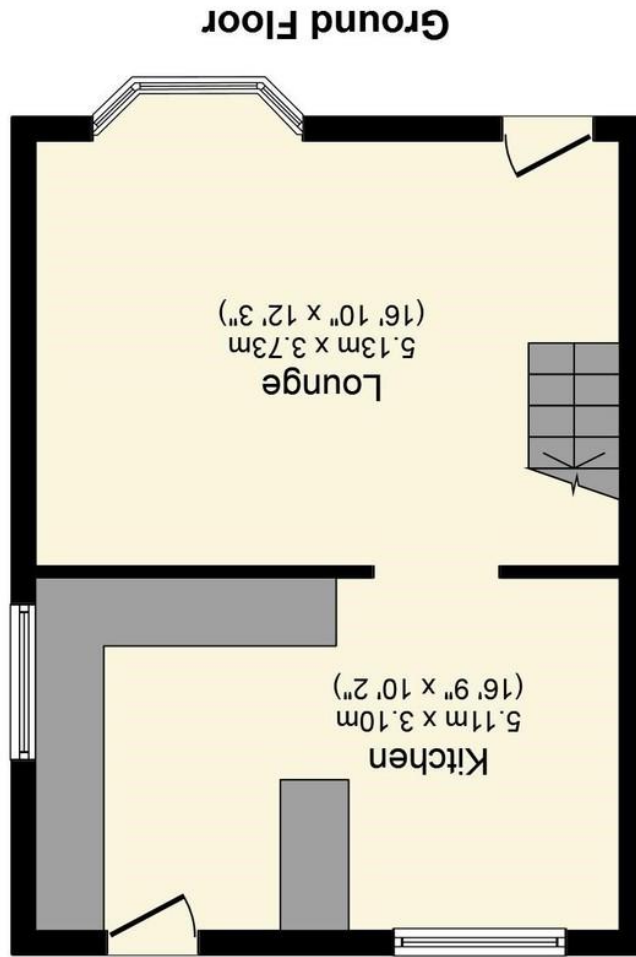
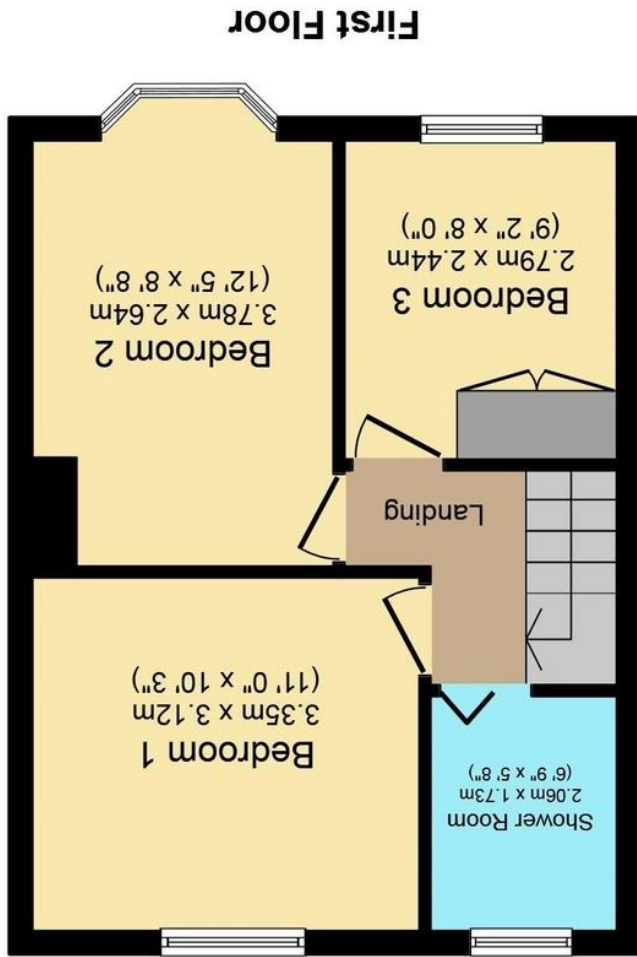
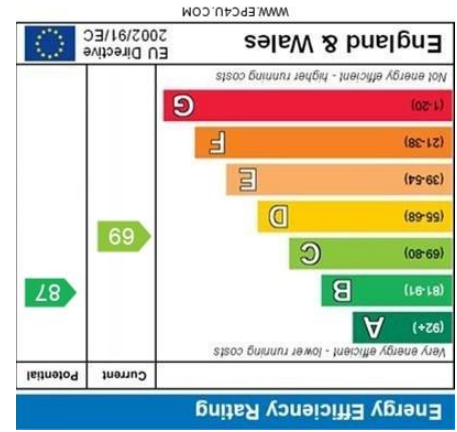


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 72.0 sq. m. (775 sq. ft.) approx



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.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- DRIVEWAY FOR TWO CARS
- SPACIOUS LOUNGE
- CLOSE TO LOCAL AMENITIES

Ringinglow Road, Great Barr, Birmingham, B44 9BN

£260,000





## Property Description

Presenting an immaculate three bedroom semi-detached property, listed for sale. This exquisite residence is perfect for families and couples alike who are seeking a well-maintained, stylish home. The property is ideally located with excellent public transport links, nearby schools, and local amenities for utmost convenience.

The property boasts a unique open-plan design that integrates the reception room and kitchen, creating a seamless flow of space. The substantial reception room is notable for its large windows that let in an abundance of natural light, enhancing the refurbished interiors.

The heart of the home, the kitchen, is beautifully executed with an open-plan layout. It features a kitchen island and is equipped with modern appliances, granite countertops, and a built-in fridge/freezer, delivering a blend of functionality and style.

The property comprises three well-proportioned bedrooms. The first bedroom is a spacious double with built-in wardrobes, offering plenty of storage space. The second bedroom is also a double, offering ample room for comfort. The third bedroom is a single, ideal for a child's room or a home office.

Completing the property is a modern bathroom equipped with a free-standing shower. The space is designed with functionality and style in mind, providing a tranquil space for relaxation.

A unique feature of this property that sets it apart is the driveway, offering off-street parking, and the open-plan lounge that enhances the overall living experience.

This home is a perfect blend of space, comfort, and location. Its unique features and excellent condition make it a must-see property for prospective buyers.

**PORCH** Having ceiling light point, laminate flooring.

**LOUNGE** 16' 10" x 12' 3" (5.13m x 3.73m) Laminate flooring, stairs, two ceiling light points, two radiators, bay window to front, under stairs storage.

**KITCHEN DINER** 16' 9" x 10' 2" (5.11m x 3.1m) Laminate flooring, window to rear, spotlights, island having breakfast bar lights above, radiator, wall and base units, window to side, space for washing machine and tumble dryer, built-in fridge/freezer, boiler, patio door to garden, sink, electric hob, electric oven, built-in microwave and extractor fan, tiled splash backs.

**FIRST FLOOR LANDING** Ceiling light point and loft access.

**BEDROOM ONE** 11' 0" x 10' 3" (3.35m x 3.12m) Carpeted, window to rear, ceiling light point, radiator, built-in wardrobes.

**BEDROOM TWO** 12' 5" x 8' 8" (3.78m x 2.64m) Laminate flooring, radiator, ceiling light point and bay window to front.



**BEDROOM THREE** 9' 2" x 8' 0" (2.79m x 2.44m) Ceiling light point, radiator, bay window to front, carpeted, storage cupboard over stairs.

**BATHROOM** Having vinyl flooring, toilet, sink with vanity under, clad walls, towel radiator, walk-in electric shower, window to rear, spotlights.

**REAR GARDEN** Paved area, side access, lawned area, shed.

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 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 79 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 - 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.

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

