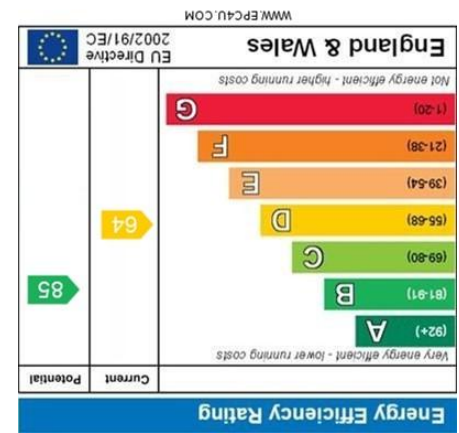


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- DRIVEWAY AND SHARED DRIVEWAY
- UPSTAIRS BATHROOM  
DOWNSTAIRS WET ROOM

Howard Road, Great Barr, Birmingham, B43 5DT

Offers Over £280,000



## Property Description

\*\*\* DRAFT DETAILS -AWAITING VENDOR APPROVAL \*\*\*

We are delighted to present this immaculate semi-detached property, currently listed for sale. Offering a harmonious blend of comfort and style, this home is ideal for families and couples alike.

The house boasts three well-proportioned bedrooms, two of which are spacious doubles and the third is a comfortable single room. The property benefits from two bathrooms; one comes equipped with a newly refurbished, free-standing bath, while the second is a convenient wet room.

The heart of the home is the modern kitchen, which has been recently refurbished. It features a island, modern appliances, and wood countertops, all bathed in natural light. Further enhancing the ground floor is a kitchen diner, providing a perfect space for family meals and entertaining guests.

The living areas extend to one generously sized reception room, ready for you to put your personal stamp on. The property is further enhanced by a downstairs wet room and a garage. The added convenience of a driveway means parking will never be a concern.

Externally, the property enjoys a lovely garden, offering a tranquil space for relaxation. The quiet location of the property is a major draw, being close to public transport links, local amenities, nearby schools, and parks.

In terms of fiscal responsibilities, the property falls within Council Tax Band C.

With its unique features and prime location, this property is a testament to thoughtful design and modern living. It's not just a home; it's a lifestyle. Don't miss this opportunity to make it yours.

PORCH Tiled, door into:-

HALLWAY Laminate flooring, spotlights, radiator, stairs leading to first floor, under stairs storage.

LIVING ROOM 13' 6" x 10' 0" (4.11m x 3.05m) Spotlights, window to front, laminate flooring, radiator, electric fireplace.

KITCHEN DINER 16' 4" MAX x 15' 4" MAX (4.98m x 4.67m) Newly refurbished, laminate flooring, patio door to rear, kitchen island, spotlighting, wall and base units, boiler, electric oven, gas hob and extractor fan, to radiators.

DOWNSTAIRS WET ROOM Window to rear, tiled, spotlight, electric shower, sink and toilet, tiled flooring.

FIRST FLOOR Window to side, spotlights.

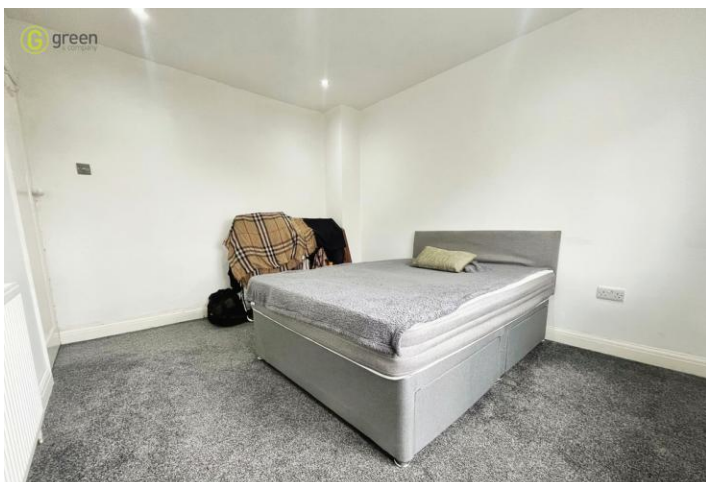
BEDROOM ONE 14' 0" MAX x 9' 0" (4.27m x 2.74m) Spotlights throughout, radiator and window to rear and blind.

BEDROOM TWO 12' 2" x 10' 0" (3.71m x 3.05m) Spotlights throughout, radiator and window to front and blind.

BEDROOM THREE 7' 6" x 7' 2" (2.29m x 2.18m) Spotlights, radiator, window to front, blind.

BATHROOM 9' 0" x 8' 8" (2.74m x 2.64m) Has been newly refurbished, half tiled, toilet, sink, bath with shower over, towel radiator, spotlights.

REAR GARDEN Paved, grass area.



GARAGE Front opening wooden doors. (Unmeasured)

(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

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, Three, and O2.

Broadband coverage:-

Broadband Type = Standard Hi 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

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.

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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

