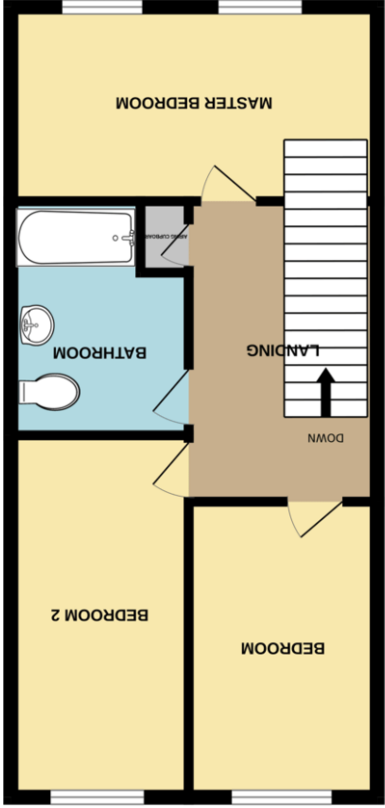
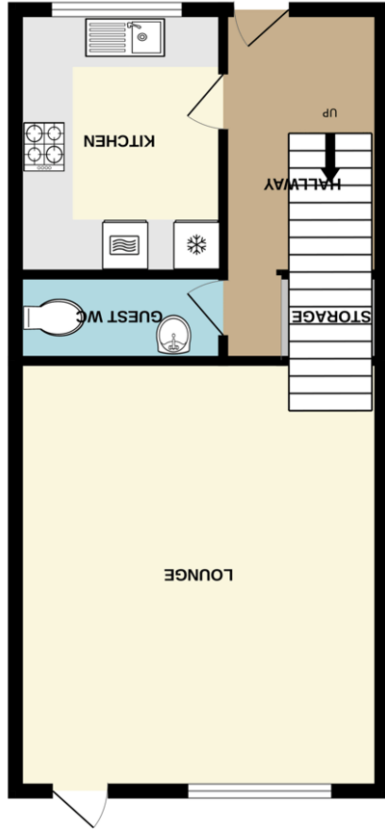


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE**

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is a planning purpose only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given. Made with Metropack 2022

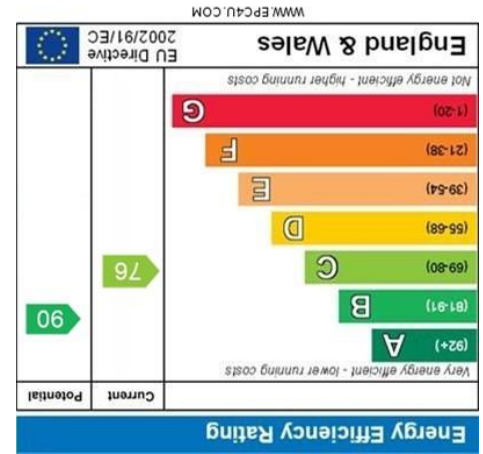


1ST FLOOR



GROUND FLOOR

If you require the full EPC certificate direct to your email address please contact the sales branch marketing. 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 DOUBLE BEDROOMS
- MODERN BUILD
- DRIVEWAY
- SOUGHT AFTER NETHERHALL ESTATE



Horseshoe Crescent, Great Barr, Birmingham, B43 7DN

Offers Over £270,000



Property Description

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

We are delighted to introduce a superb Semi-detached property, presently listed For Sale. This modern build residence is situated in a quiet location with convenient public transport links and schools nearby, making it an ideal home for families or couples.

The property boasts three generously proportioned double bedrooms. Bedroom # 1 further benefits from built-in wardrobes, providing ample storage space. The bedrooms are complemented by a tastefully designed bathroom equipped with a free-standing bath, enhancing the overall charm of the house.

The heart of the home is the single reception room, which follows an open-plan design and offers enchanting views of the garden. This space is perfect for entertaining guests or spending quality time with family.

The property also features a modern kitchen, fitted with up-to-date appliances. The natural light flooding into the kitchen makes it a delightful space for cooking and dining.

One of the unique features of this property is the downstairs w/c, providing additional convenience. Outdoors, the property hosts a beautiful garden where one can enjoy some peaceful time in nature. There's also a driveway for secure off-street parking.

In conclusion, this semi-detached property offers a perfect blend of modernity and comfort with its thoughtful design and unique features. Don't miss out on this opportunity to own a home that truly caters to modern lifestyle needs.

HALLWAY Tiled, two ceiling light points, radiator, stairs to first floor.

KITCHEN 9' 6" x 8' 2" (2.9m x 2.49m) Vinyl flooring, wall and base units, electric oven, gas hob, extractor fan, ceiling light point, window to front, boiler, sink, space for washing machine, space for fridge/freezer.

DOWNSTAIRS WC Vinyl flooring, toilet, sink with splash backs, radiator, extractor fan, ceiling light point.

LIVING ROOM 16' 4" x 14' 8" (4.98m x 4.47m) Laminate flooring, two ceiling light points, window to rear garden, window to side, two radiators and door to rear garden.

FIRST FLOOR LANDING Ceiling light point, loft access.

BEDROOM ONE 14' 10" x 8' 0" (4.52m x 2.44m) Ceiling light point, two windows to front, radiator, built-in wardrobes, carpeted.

BEDROOM TWO 14' 2" x 7' 2" (4.32m x 2.18m) Ceiling light point, window to rear, radiator, carpeted.

BEDROOM THREE 10' 8" x 7' 4" (3.25m x 2.24m) Carpeted, ceiling light, window to rear, radiator.

BATHROOM Vinyl flooring, toilet, sink with vanity under and tiled splash backs, free-standing bath with electric shower, extractor fan, storage cupboard housing water tank.

REAR GARDEN Paved area, lawned area, shed, access to driveway, garden is tiered, steps to the top area which is lawned.

Council Tax Band C - Walsall

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 13 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.

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 PDF format

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