

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



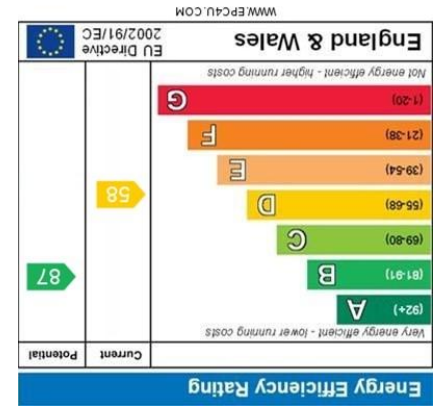
LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- CONSERVATORY
- NO CHAIN
- SOUGHT AFTER ROAD

Appleton Avenue, Great Barr, Birmingham, B43 5LY

Offers Over £210,000



Property Description

We are delighted to present this semi-detached property, currently listed for sale. The residence boasts an impressive three bedrooms, one bathroom, and a single kitchen. It is a perfect fit for families and couples alike, with its unique features and prime location.

The property hosts a well-appointed kitchen, supplemented with natural light, wooden countertops, and an integrated fridge/freezer. The kitchen diner, a standout feature of the property, provides a spacious area for family meals and entertainment.

The first bedroom is a generous double, complete with built-in wardrobes, offering ample storage space. The second bedroom is also a double, providing plenty of room for personalisation. The third bedroom, a single room, is versatile and could be utilised as a home office or a child's room.

The bathroom is a standout feature, boasting a bath that exudes luxury and comfort.

Situated in a location with excellent public transport links, the property offers easy access to local amenities. Families will appreciate the proximity to nearby schools, making it an ideal location for those with children.

A conservatory adds an extra dimension to the property, providing an additional space to relax and unwind.

This property is a unique opportunity to secure a home that has been designed with family and comfort in mind. It offers a blend of space, practicality, and convenience, making it a prime choice for those looking for their next dream home. Please contact us to arrange a viewing.

PORCH Tiled, ceiling light point.

HALLWAY Ceiling light point and radiator, window to porch.

LIVING ROOM 13' 2" x 11' 11" (4.01m x 3.63m) Bay window to front, radiator, ceiling light point.

KITCHEN DINER 18' 2" x 12' 0" (5.54m x 3.66m) Patio door to rear, windows to rear, fireplace, two ceiling light points, wall and base units, island, built-in fridge, built-in freezer, electric oven, gas hob, extractor fan, sink, tiled flooring in kitchen and carpeted in dining area.

CONSERVATORY 8' 8" x 5' 2" (2.64m x 1.57m) Laminate flooring, patio door to rear, windows.

FIRST FLOOR LANDING Ceiling light point.

BEDROOM ONE 12' 2" MAX x 12' 0" MAX (3.71m x 3.66m) Ceiling light point, radiator, window to front, built-in wardrobes.



BEDROOM TWO 12' 0" x 10' 10" (3.66m x 3.3m) Window to rear, radiator, ceiling light point, storage cupboards.

BEDROOM THREE 7' 8" x 6' 6" (2.34m x 1.98m) Ceiling light point, radiator, window to front.

BATHROOM Vinyl flooring, toilet, sink, bath with shower over, tiled, radiator, window to rear with blind, concealed central heating and hot water boiler.

REAR GARDEN Side entrance, paved area, steps to lawn, tiered garden, access road to the rear accessed via gate.

Council Tax Band C Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 65 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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