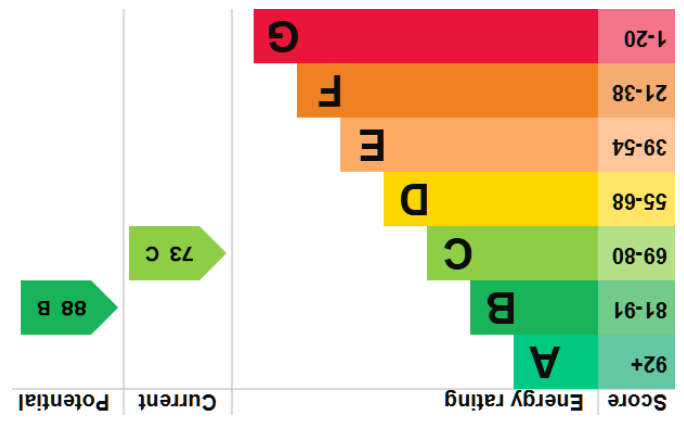


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- TWO RECEPTION ROOMS
- DRIVEWAY
- WELL PRESENTED GARDEN

Highfield Road, Great Barr, Birmingham, B43 5AN

Offers Over £230,000



Property Description

On the market is a stunning terraced property, an ideal home for families and couples alike. Notable for its three well-appointed bedrooms and two highly appealing reception rooms, this home exudes a warmth and charm that is instantly inviting.

The property boasts three bedrooms. The first and second bedrooms are both spacious doubles, with the first bedroom featuring built-in wardrobes and the second providing an abundance of natural light. The third bedroom is a comfortable single, perfect for use as a child's room or home office.

The house includes a single bathroom equipped with a free-standing shower. The modern kitchen is well-lit with natural light and equipped with modern appliances, providing an excellent space for home cooking.

Two reception rooms add to the generous living space this property provides. The first reception room, highlighted by large windows and a cozy fireplace, offers a perfect setting for relaxation or entertaining. The second reception room, separate from the first, offers a peaceful view of the garden, adding a touch of tranquillity to the home.

Unique features of the property include a fireplace, a garden, a conservatory, and an outside water closet. This property is not just a house, but a home with a heart.

Location-wise, this property is conveniently situated with close proximity to public transport links, local amenities, and nearby schools. This is a home that offers both comfort and convenience, catering to all the needs of modern living. Don't miss this opportunity to secure your dream home.

HALLWAY Ceiling light, radiator, stairs to first floor, under stairs storage.

LIVING ROOM 13' 0" x 12' 8" (3.96m x 3.86m) Ceiling light point, radiator, window to rear, gas fire.

DINING ROOM 10' 2" x 9' 0" (3.1m x 2.74m) Laminate flooring, ceiling light point, radiator and window to rear.

KITCHEN 11' 0" x 10' 0" (3.35m x 3.05m) Having wall and base units, two ceiling light point, space for washing machine, tumble dryer and fridge, tiled.

CONSERVATORY 10' 0" x 7' 0" (3.05m x 2.13m) Laminate flooring, radiator, windows surrounding, power points, door to rear garden.

FIRST FLOOR LANDING Having ceiling light point, loft access.

BEDROOM ONE 11' 0" x 9' 8" (3.35m x 2.95m) Ceiling light point, window to rear, radiator, built-in wardrobes and storage cupboard.

BEDROOM TWO 12' 4" x 9' 8" (3.76m x 2.95m) Ceiling light point, radiator, window to rear, storage cupboard.

BEDROOM THREE 9' 6" x 8' 0" (2.9m x 2.44m) Ceiling light point, window to rear, radiator.

BATHROOM Radiator, toilet, sink, free-standing shower, window to rear, ceiling light point, tiled walls.

LEAN TO Having downstairs w.c.

REAR GARDEN Coal shed, paved area, steps leading to garden with shrubs and flowers, garden shed, lawn area.



Council Tax Band B - Sandwell

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 56 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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