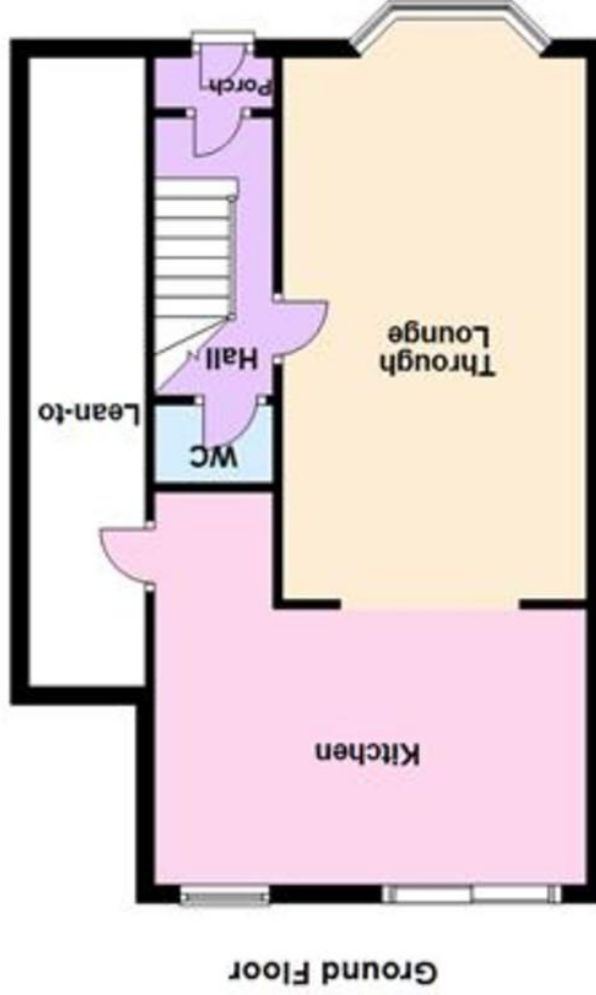
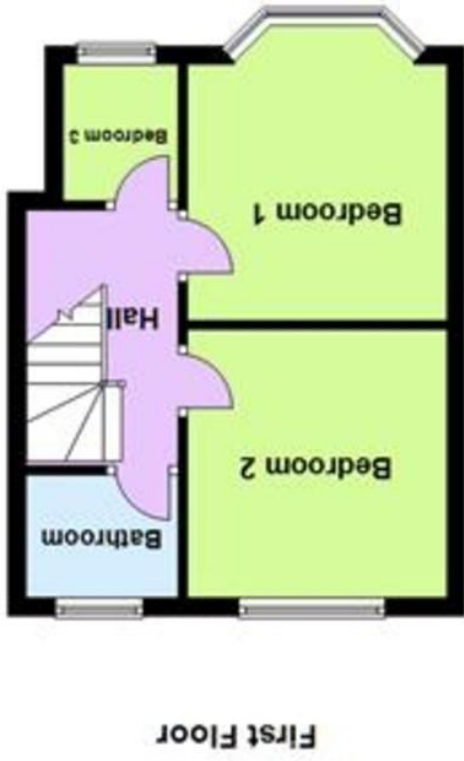
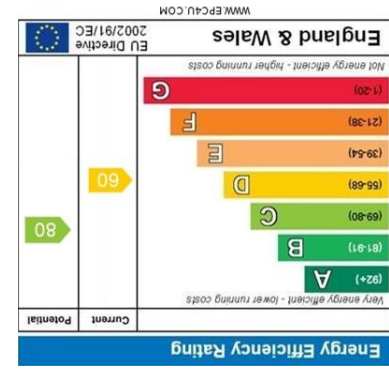


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- DOWNSTAIRS W/C
- THROUGH LOUNGE
- SINGLE STOREY EXTENSION

Appleton Avenue, Great Barr, Birmingham, B43 5NB

£280,000



Property Description

We are delighted to bring to the market this immaculate extended semi-detached property, available for sale. Located within easy reach of public transport links, nearby schools, and local amenities, this property is ideally suited for families and couples alike.

The property boasts a well-proportioned layout comprising three bedrooms, a kitchen, and a reception room. The master bedroom is a spacious double, complete with built-in wardrobes, providing ample storage space. The second bedroom is also a generous double, while the third bedroom is a comfortable single, perfect for a child's room or home office.

The kitchen is a standout feature of this home, with beautiful wood countertops and an abundance of natural light, creating a warm and inviting environment for cooking and dining. The open-plan layout of the property adds to the sense of space and flow throughout the house.

One of the unique features of this property is the single storey extension, providing additional living space and potential for a variety of uses. In addition, the property benefits from a garage and off-street parking, adding to the convenience of this home.

The property is in an immaculate condition, ready to welcome its new owners without any need for immediate work or refurbishment. Whether you're a growing family looking for a new home or a couple seeking a spacious property in a convenient location, this semi-detached house could be the perfect fit. Viewing is highly recommended to fully appreciate what this property has to offer.

PO RCH

HALLWAY Tiled, ceiling light point, radiator, stairs.

THROUGH LOUNGE 24' 6" x 10' 6" (7.47m x 3.2m) Ceiling light point, wall light, bay window to front, radiator, gas fire place.

KITCHEN 16' 10" MAX x 16' 0" (5.13m x 4.88m) Two ceiling light points, radiator, window to rear, patio doors to garden, wall and base units, electric hob, electric double oven, fridge/freezer, washing machine and sink.

LEAN TO Access to front, access to rear garden.

DOWNSTAIRS WC With sink, toilet, radiator and spotlights.

FIRST FLOOR LANDING Ceiling light point, window to side.

BEDROOM ONE 14' 8" MAX x 10' 6" (4.47m x 3.2m) Bay window to front, laminate flooring, ceiling light point, radiator, built-in wardrobes.

BEDROOM TWO 12' 2" x 10' 8" (3.71m x 3.25m) Laminate flooring, window to rear, radiator, ceiling light point and loft access.



BEDROOM THREE 7' 6" x 6' 0" (2.29m x 1.83m) Window to front, ceiling light point, radiator, laminate flooring.

BATHROOM Laminate flooring, toilet, sink, free-standing bath, window to rear, radiator, tiled, spotlights.

REAR GARDEN Paved, steps leading down to further paved area, shrubs and flowers.

Garage - rear access road.
(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 and O2, limited availability for Vodafone and data likely available for EE and Three, limited availability for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard 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, 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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