

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.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
87	64

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY
- CONSERVATORY
- GARAGE

Coronation Road, Great Barr, Birmingham, B43 7AX

Offers Over £290,000





## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

PORCH Laminate flooring.

HALLWAY Ceiling light point, laminate wood flooring, radiator, door to garage.

LIVING ROOM 17' 8" x 11' 4" (5.38m x 3.45m) Ceiling light point, three wall lights, gas fireplace, bay window to front, two radiators, opening doors into:-

DINING ROOM 11' 7" x 7' 0" (3.53m x 2.13m) Ceiling point, radiator, patio doors to conservatory, door to kitchen.

KITCHEN 13' 10" x 9' 9" (4.22m x 2.97m) Two ceiling light points, laminate vinyl flooring, wall and base units, gas hob, extractor fan, electric oven, built-in dishwasher, sink, window to conservatory and patio door to conservatory.

CONSERVATORY 18' 2" x 9' 2" (5.54m x 2.79m) Tiled, two patio doors to rear garden.

FIRST FLOOR LANDING Ceiling light point.

GARAGE Having up and over door, ceiling light point.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 10' 6" x 9' 2" (3.2m x 2.79m) Bay window to front, built-in wardrobes, ceiling light point and radiator.

BEDROOM TWO 13' 2" x 8' 9" (4.01m x 2.67m) Ceiling light point, radiator, window to rear, built-in wardrobes.

BEDROOM THREE 7' 4" x 6' 0" (2.24m x 1.83m) Ceiling light point, radiator, window to front.

BATHROOM Toilet, sink, shower, window rear, tiled, ceiling light point and towel radiator.

GARDEN Paved patio area, steps leading to lawn and pathway to side, shed.



Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 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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