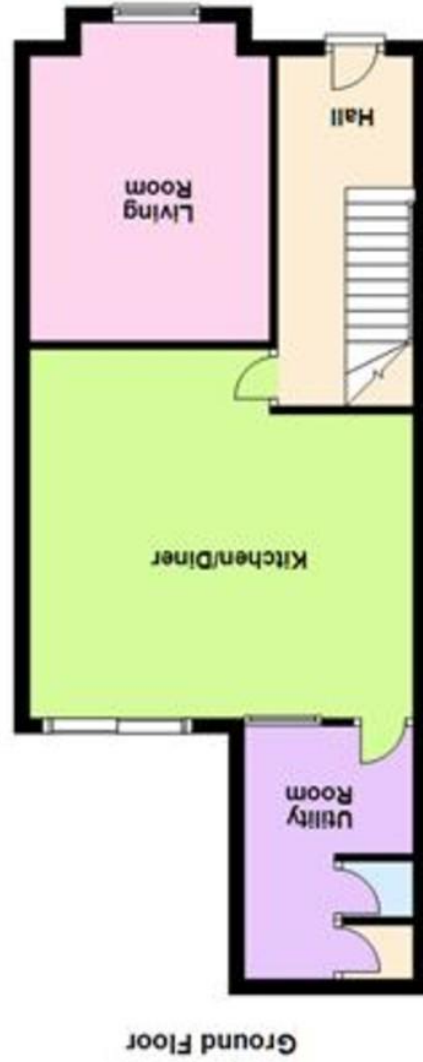


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Energy Efficiency Rating	
Current	Potential
82	84
<b>England &amp; Wales</b> EU Directive 2002/91/EC www.epcau.com Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- KITCHEN DINER
- DOWNSTAIRS W/C

Jayshaw Avenue, Great Barr, Birmingham, B43 5SA

Offers Over £260,000





## Property Description

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

This immaculate three semi-detached property is now available for sale. It offers a perfect balance of modern living and traditional charm, making it an ideal home for families or couples.

The property boasts a well-proportioned reception room graced with large windows and a beautiful fireplace, ensuring a warm and inviting atmosphere. There are three bedrooms in total, two of which are double rooms filled with natural light, and a single room, all offering ample space for your comfort and convenience.

The bathroom is elegantly appointed with both a free-standing bath and a separate free-standing shower, providing a luxurious spa-like feel. The heart of the home is the open-plan kitchen, which is flooded with natural light. It features a dining space, quartz countertops, and a granite sink, offering a modern and stylish space for family meals and entertaining.

This property benefits from being in Council Tax Band C and is conveniently located close to public transport links, nearby schools, and local amenities, ensuring everything you need is just a stone's throw away.

One of the unique features of this property is the recently renovated kitchen diner, offering a spacious area for family gatherings or entertaining guests. Additionally, the property comes with a garage and parking space, so you won't have to worry about finding a place to park your vehicle.

This home's impressive features and unbeatable location make it a must-see. Don't miss this opportunity to own a home that perfectly combines style, comfort, and convenience.

PORCH Ceiling light point.

HALLWAY Ceiling light point, radiator, stairs to first floor, tiled flooring, under stairs storage cupboard.

LIVING ROOM 15' 0" x 11' 0" (4.57m x 3.35m) Gas fireplace, ceiling light point, window to front, radiator.

KITCHEN DINER 17' 6" MAX x 15' 4" MAX (5.33m x 4.67m) Two ceiling light points, wall and base units, double electric oven, gas hob, extractor fan, granite sink, patio door to utility room, quartz work tops, dining area, radiator, patio door to rear garden and windows to rear, cabinet housing boiler.

UTILITY ROOM 13' 0" x 11' 2" (3.96m x 3.4m) Quartz work top, wall and base units, guest wc, storage cupboards, patio door to garden and windows surrounding.

DOWNSTAIRS WC

FIRST FLOOR Ceiling light point and loft access.

BEDROOM ONE 14' 10" x 11' 0" (4.52m x 3.35m) Bay window, ceiling light point, radiator.



BEDROOM TWO 12' 8" x 11' 0" (3.86m x 3.35m) Ceiling light point, window to rear, radiator.

BEDROOM THREE 8' 4" x 6' 2" (2.54m x 1.88m) Ceiling light point, window to front, radiator.

BATHROOM Tiled, sink, toilet, bath, free-standing shower, window to rear and ceiling light point.

GARDEN Paved, lawned area, access to garage and access road at the back.

GARAGE

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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

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.

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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