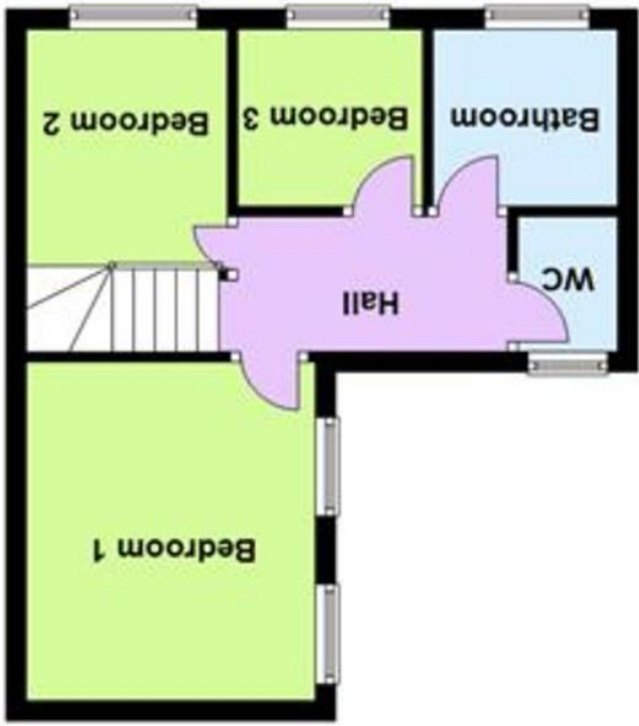
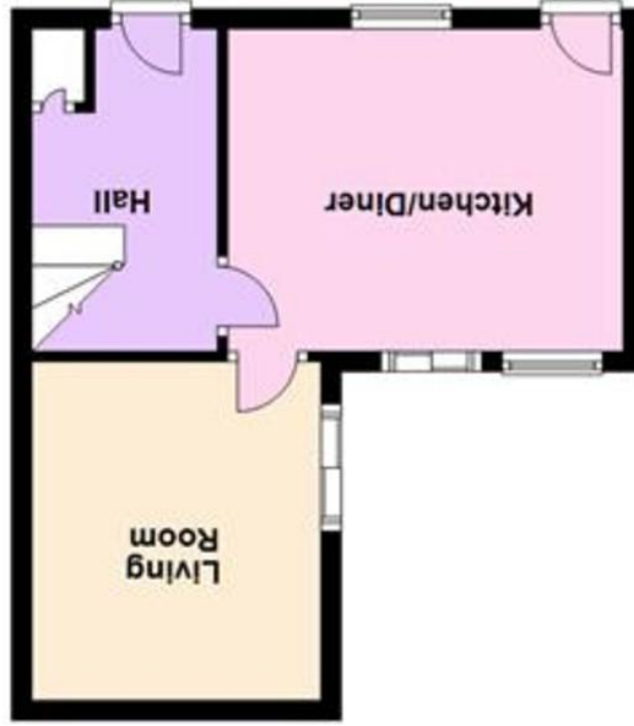


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



Ground Floor

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the 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 MID TERRACE FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- FRONT & REAR GARDEN
- PRIME LOCATION

Burrelton Way, Great Barr, Birmingham, B43 5JJ

Offers Over £220,000



Property Description

Presenting an immaculate terraced property, available for immediate purchase. This beautiful dwelling boasts of three bedrooms, one bathroom, a well-appointed kitchen, and a spacious reception room. The property is perfect for families and couples alike, due to the generous room sizes and a wonderful view.

Starting with the bedrooms, two are sizable doubles. The first is characterised by convenient built-in wardrobes, providing ample storage space. The second double bedroom is bathed in natural light, creating a warm and welcoming atmosphere. The third bedroom is a cosy single room, ideal for a child or as a home office space.

The property features a refurbished bathroom, equipped with a modern, free-standing shower. The bathroom's design effortlessly combines comfort with elegance, providing an ideal relaxation space after a long day.

The heart of the house is the kitchen, which affords a generous dining space. It is fitted with laminate countertops and bathed with natural light, making it a delightful space for cooking and dining.

The reception room is a charming and inviting space, with a warm fireplace taking centre stage. Large windows provide a delightful garden view, and the room's size makes it ideal for entertaining or simple family gatherings.

This property is conveniently located with easy access to public transport links, nearby schools, and local amenities. It offers a unique blend of comfort, convenience, and aesthetic appeal, making it an ideal home for any potential buyer.

HALLWAY Ceiling light point, radiator and storage cupboard, laminate flooring.

KITCHEN DINER 18' 4" MA X 12' 0" (5.99m x 3.66m) Two ceiling light points, window to front, patio door to front, window to rear, patio door to rear, storage cupboard, wall and base units in the kitchen area, sink, space for washing machine, dishwasher, fridge, oven, extractor fan, tiled splash backs, storage cupboard.

LIVING ROOM 16' 0" x 12' 0" (4.88m x 3.66m) Ceiling light point, radiator, electric fireplace, patio door to rear garden.

FIRST FLOOR

BEDROOM ONE 14' 0" x 12' 2" (4.27m x 3.71m) Ceiling light point, wall lights, radiator, window to rear and built-in wardrobes.

BEDROOM TWO 12' 6" x 8' 4" (3.81m x 2.54m) Ceiling light point, window to front, radiator.

BEDROOM THREE 11' 4" x 9' 0" (3.45m x 2.74m) Window to front, radiator, ceiling light point, storage cupboard housing boiler.

BATHROOM Vinyl flooring, ceiling light point, radiator, shower, sink, window to front, cladding around shower area.

SEPARATE WC With window to front, low level wc, vinyl flooring.

FRONT & REAR GARDEN Paved area, area for shrubs and plants, further paved area, Astro turfed lawned area.



GARAGE Unmeasured. Located in a nearby block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)
Council Tax Band B - 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 data limited for "", Three, O2 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 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.

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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