

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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	82 B	84 B
92+	A		

Great Barr | 0121 241 4441



- BEAUTIFUL EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN EXTENDED
- SOLAR PANELS

Green Lane, Great Barr, Birmingham, B43 5LE

£340,000



## Property Description

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

Presenting an immaculate four bedroom semi-detached property, now available for sale. This stunning residence boasts a prime location with convenient access to public transport links, local amenities, and nearby schools. It is ideal for both families and couples, offering an excellent blend of comfort and functionality.

The property features a total of four distinct bedrooms. The master bedroom comes with its own en-suite, creating a private sanctuary for the occupants. Bedrooms two and three are both double rooms with built-in wardrobes, providing ample storage space. The fourth bedroom is a cozy single room, perfect for a home office or child's room.

The property benefits from a large bathroom equipped with a Jacuzzi bath and a TV, making it the perfect place to unwind after a long day.

The well-appointed kitchen is a cook's dream. Fitted with modern appliances and adorned with granite countertops, it provides a pleasing environment for meal preparation. Natural light floods this space, enhancing its inviting ambiance.

Two reception rooms are available, with the first being an open-plan area featuring large windows that allow for plenty of natural light to illuminate the oak flooring. The second reception room has been converted into an extended kitchen, providing even more space for culinary adventures.

Unique features of this property include solar panels, contributing to a lower carbon footprint and utility bills. A driveway provides off-street parking, and a downstairs w/c adds to the convenience.

Council tax is in band C. Whether you are a growing family or a couple seeking a spacious home, this property has everything you need and more.

**PORCH** Having oak flooring, wall light and door into:-

**HALLWAY** Having spotlights, oak flooring, radiator, stairs leading to first floor, understairs storage which houses the Worcester Bosch boiler.

**DOWNSTAIRS WC** Having tiled flooring, half tiled walls, ceiling light point, sink and WC.

**THROUGH LOUNGE/DINER** 27' 0" x 12' 0" MAX (8.23m x 3.66m) Having bay window to front, spotlights throughout, two radiators, fireplace and patio doors leading to conservatory.

**KITCHEN** 16' 0" x 7' 2" (4.88m x 2.18m) Having tiled flooring, wall and base units, range cooker, extractor fan, sink, window to rear, granite worktops, space for; washing machine, dishwasher, tumbler dryer and fridge freezer.

**CONSERVATORY** 15' 8" x 9' 4" (4.78m x 2.84m) Having oak flooring and central heating radiator.

**FIRST FLOOR**

**LANDING** With spotlights and doors to:-

**BEDROOM TWO** 15' 0" x 10' 6" (4.57m x 3.2m) Having ceiling light point, bay window to front, radiator and built in wardrobes.

**BEDROOM THREE** 12' 0" x 9' 2" (3.66m x 2.79m) Having ceiling light point, window to rear, radiator and built in wardrobes.



**BEDROOM FOUR** 8' 10" x 7' 4" (2.69m x 2.24m) Having ceiling light point, laminate flooring, window to front and radiator.

**BATHROOM** 8' 10" x 7' 2" (2.69m x 2.18m) Having tiled floor, WC, sink, towel radiator, window to rear, spotlights, Jacuzzi bath with built in TV, tiled walls and storage cabinet.

**SECOND FLOOR**

**BEDROOM ONE** 18' 6" x 11' 0" (5.64m x 3.35m) Having oak flooring, spotlights, window to rear, skylight window and radiator.

**ENSUITE** 7' 2" x 5' 6" (2.18m x 1.68m) Having tiled flooring, tiled walls, WC, shower cubicle, sink, towel radiator and window to rear.

**GARDEN** Having paved patio, lawn, borders for plants, shrubs and trees, gravel area, garden shed and access to shared driveway.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

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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