

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.

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED LOUNGE
- CONSERVATORY
- NO CHAIN
- PERFECT FOR FIRST TIME BUYERS

Dyas Road, Great Barr, Birmingham, B44 8TD

£230,000





## Property Description

Presenting a desirable semi-detached property currently listed for sale. This residence is in good condition and offers an ideal setup for families or couples.

Comprising three well-scaled bedrooms, this property presents comfort and convenience. The first and second bedrooms are spacious doubles, with the second bedroom also benefiting from built-in wardrobes, offering ample storage space. The third bedroom is a comfortable single room.

The property also features a well-appointed kitchen, characterized by beautiful wood countertops and an abundance of natural light. This space offers a warm and inviting atmosphere, perfect for creating culinary delights.

Adding to its charm is a single reception room, a perfect spot for relaxation or entertaining guests. The open-plan design of the property enhances the flow between the spaces, making the home feel both spacious and connected.

Externally, the property is equally as impressive with a garage and parking facilities. The location is another standout feature, with public transport links, nearby schools, and local amenities all within a short distance, making it a convenient place to reside.

Whether you are a family seeking a lovely home in a convenient location or a couple looking for a spacious home with modern facilities, this property is a fantastic option. With its good condition and unique features, it should not be overlooked.

### PORCH

HALLWAY Ceiling light point, radiator and window to side.

LOUNGE 27' 0" x 11' 0" (8.23m x 3.35m) Two ceiling light points, bay window to front, radiator, patio doors to conservatory.

KITCHEN Ceiling light point, window to side, door to rear, radiator, wall and base units, free-standing oven, tiled, space for fridge/freezer, sink, space for washing machine, pantry area with ceiling light point.

CONSERVATORY 12' 0" x 6' 8" (3.66m x 2.03m) Single glazed windows throughout.

### FIRST FLOOR

BEDROOM ONE 14' 6" x 9' 10" (4.42m x 3m) Bay window to front, ceiling light point, radiator.

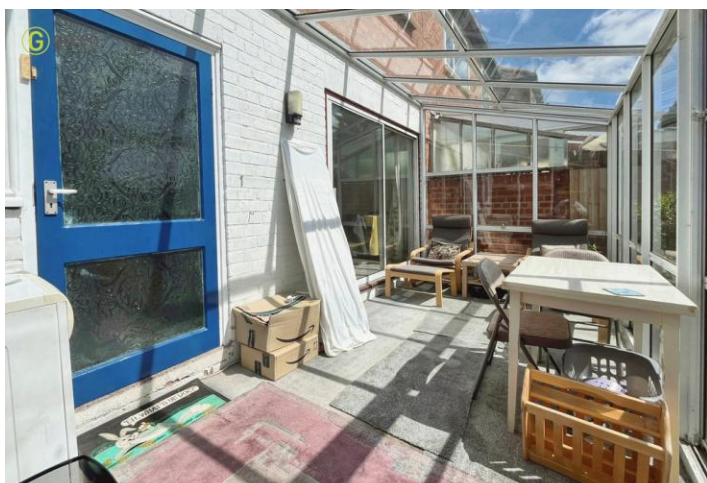
BEDROOM TWO 12' 2" x 11' 0" (3.71m x 3.35m) Ceiling light point, radiator, window to rear and built-in wardrobes.

BEDROOM THREE 8' 0" x 6' 10" (2.44m x 2.08m) Ceiling light point, radiator, window to front.

BATHROOM 8' 8" x 5' 8" (2.64m x 1.73m) Vinyl flooring, ceiling light point, toilet, sink with storage underneath, radiator, window to rear, bath, electric shower.

LOFT Part boarded and insulated

REAR GARDEN Paved area, coal shed, outside wc, lawned area, space for flowers and shrubs, paved area at the end of the garden where the garage is located and access road.



Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 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.

**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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