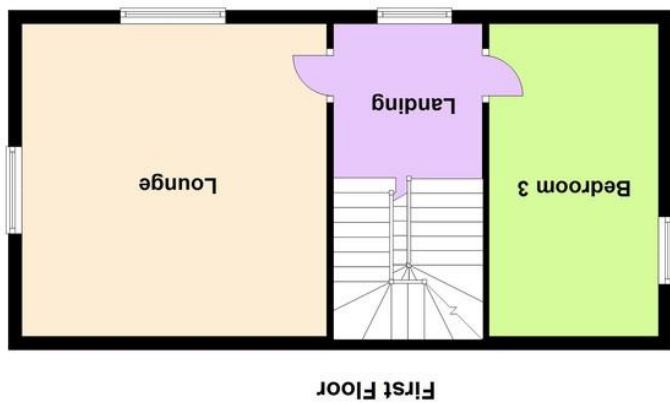
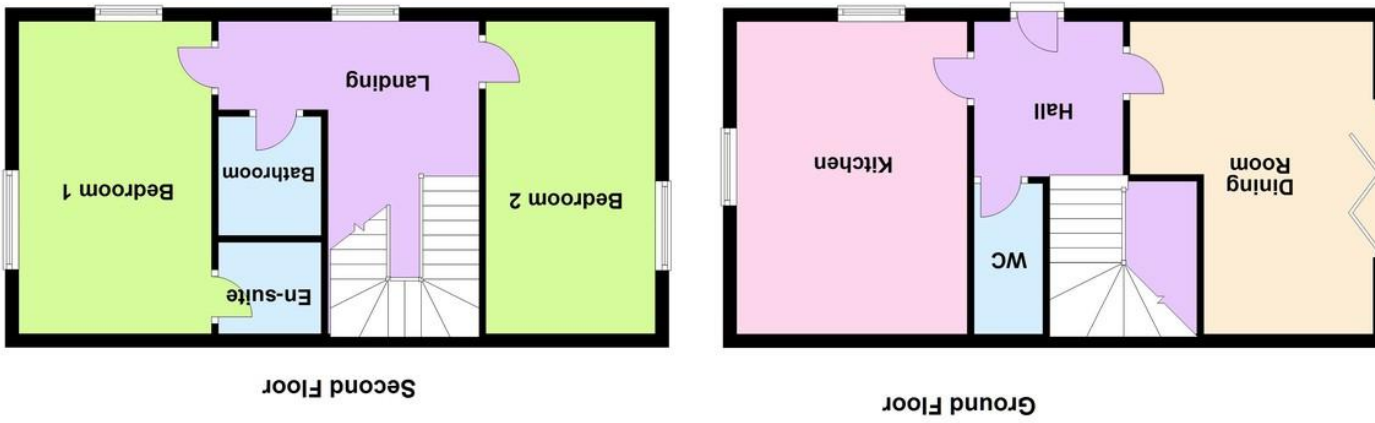
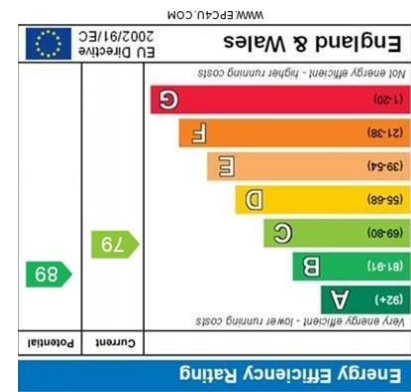


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- DRIVEWAY FOR TWO CARS
- MODERN BUILD
- MASTER BEDROOM WITH EN-SUITE

Nether Hall Avenue, Great Barr, Birmingham, B43 7EU

Offers Over £380,000





## Property Description

For sale: This modern, three bedroom semi-detached property is a gem of a find for families or couples looking for a stylish and functional home. With three bedrooms, two bathrooms, and two reception rooms, this house offers ample space for comfortable living.

The house is spread over three beautifully designed storeys. The master bedroom is a private sanctuary with built-in wardrobes and a luxury en-suite, creating an ideal retreat. The other two bedrooms are well-sized, filled with natural light, one being a spacious double and the other a compact, yet airy room.

The two bathrooms are elegantly designed with one featuring a free-standing bath and the other being a convenient en-suite attached to the master bedroom. The kitchen is a highlight, boasting a central island, modern appliances, marble countertops, and abundant natural light, making it a pleasure to cook and dine in.

The property has two distinct reception rooms: the first is filled with natural light from large windows, while the second offers a serene garden view through bi-folding doors, providing a seamless connection to the outside.

The house comes with a garage for secure parking or additional storage. The atro turf garden is low-maintenance and perfect for outdoor enjoyment. The building's modern construction enhances its appeal, making it a standout choice.

Located near schools, local amenities, and green spaces, the property provides a perfect balance of convenience and leisure, making it an ideal place to call home. Enjoy the unique comfort and functionality of this exceptional property.

**HALLWAY** Ceiling light point, tiled throughout.

**DINING ROOM** 12' 6" x 11' 4" (3.81m x 3.45m) Having ceiling light point, bi-folding doors to rear garden, radiator and window to side, wooden flooring.

**KITCHEN** 12' 8" x 12' 6" (3.86m x 3.81m) Spotlights, windows to front and side, kitchen island, wall and base units, built-in oven and grill, gas hob and extractor fan, built-in fridge/freezer, built-in dishwasher, built-in washer dryer, sink, quartz work tops, boiler located in the kitchen as well.

**GUEST WC** Tiled, low level wc, sink and radiator, ceiling light point.

**FIRST FLOOR LANDING** Ceiling light point and window to front.

**LOUNGE** 18' 4" x 12' 6" (5.59m x 3.81m) Ceiling light point, window to front and side, radiator.

**BEDROOM THREE** 12' 4" x 8' 8" (3.76m x 2.64m) Window to rear, radiator, ceiling light point.

### SECOND FLOOR

**BEDROOM ONE** 12' 6" x 9' 4" (3.81m x 2.84m) Ceiling light point, windows to front and side, built-in wardrobes.

**EN SUITE** Having free standing shower, tiled, toilet, sink, tiled floor and towel radiator, spotlights and extractor fan.

**BEDROOM TWO** 12' 4" x 8' 8" (3.76m x 2.64m) Ceiling light point, window to rear, radiator.

**BATHROOM** 6' 8" x 5' 6" (2.03m x 1.68m) Having bath, toilet, sink and radiator, tiled flooring, half tiled walls, spotlights and extractor fan.



**LOFT** Insulated and boarded.

**REAR GARDEN** Decked, artificial grass, shrub and plants to borders, gate to side.

**GARAGE** 17' 0" x 8' 10" (5.18m x 2.69m) Currently used for storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Walsall

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

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

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

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 a PDF format

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