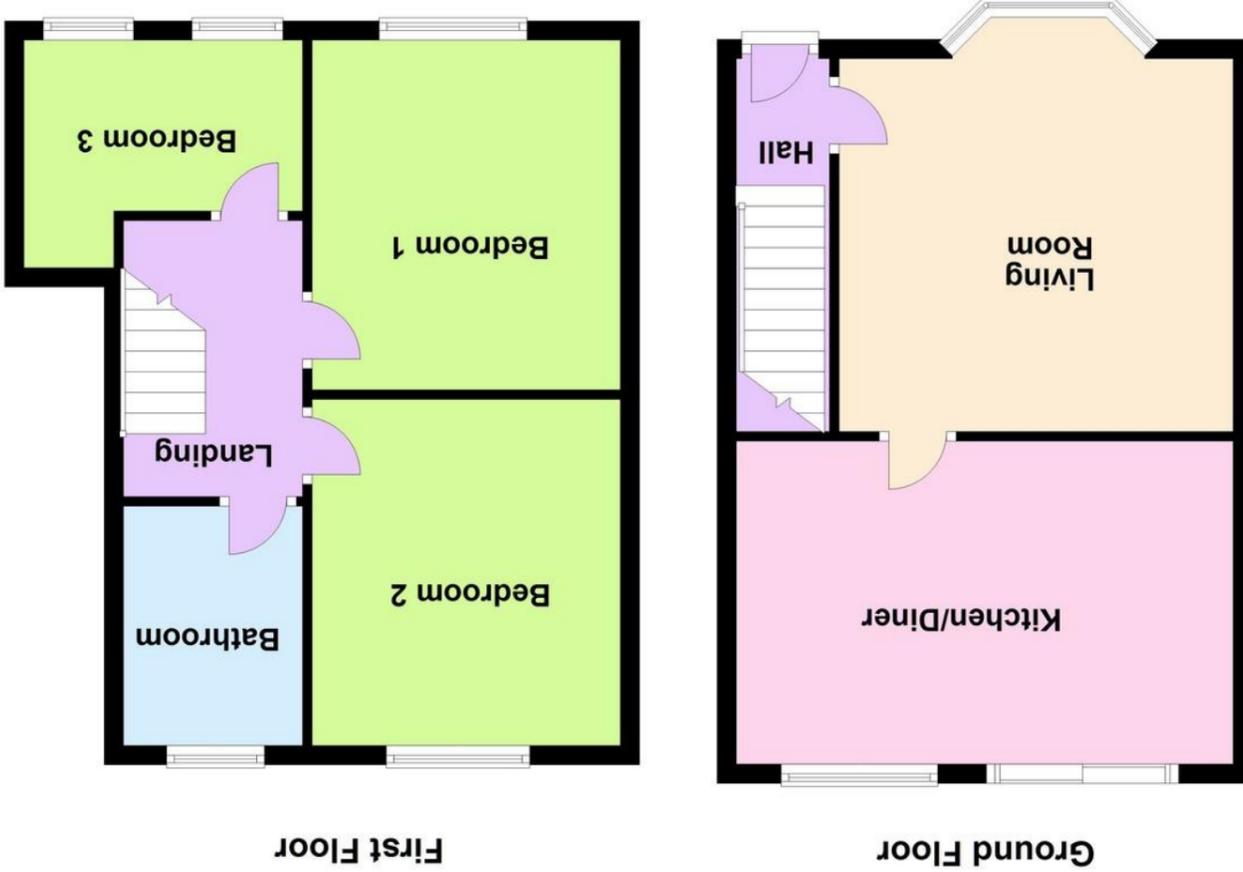


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- DRIVEWAY FOR TWO CARS
- SOUGHT AFTER ESTATE
- BEAUTIFUL GARDEN

Chantrey Crescent, Great Barr, Birmingham, B43 7PD

£260,000



Property Description

Presenting an exquisite mid terraced property, currently listed for sale. This stunning residence boasts a number of captivating features, making it ideally suited for families and couples alike.

The property comprises of three finely appointed bedrooms, two of which are spacious doubles and a third being a comfortable single. Each offering a tranquil haven for relaxation. The bathroom is an epitome of modern elegance, featuring a free-standing bath and having been recently refurbished to an impeccable standard.

The heart of the home is undoubtedly the kitchen, which has also been recently refurbished. It is bathed in natural light, creating a welcoming atmosphere that is further enhanced by the ample dining space - perfect for entertaining or family meals.

The reception room is another highlight, characterised by large windows that allow for an abundance of natural light to flood in, illuminating the space and creating a warm, inviting setting.

The property also benefits from unique features such as off-street parking - a rarity in such a prime location - and a private garden, providing an idyllic outdoor oasis for those warm summer evenings.

Location is key and this property is ideally situated with excellent public transport links, nearby schools, and a range of local amenities within easy reach. This truly is a unique opportunity to acquire a beautiful home in an enviable location.

This property seamlessly combines practicality with elegance, creating a home that is both a luxurious retreat and a functional space for everyday living.

HALL Having ceiling light point, smart radiator, laminate flooring, metre cupboard and understairs storage.

LIVING ROOM 15' 2" MAX x 10' 0" (4.62m x 3.05m) Being carpeted and having a ceiling light point, bay window to front and smart radiator.

KITCHEN/DINER 14' 6" x 10' 4" (4.42m x 3.15m) Having laminate flooring, two ceiling light points, windows to conservatory and rear garden, smart radiator, wall and base units, electric oven, gas hob, sink, window to rear, space for white goods, tiled splash backs, two storage cupboards one of which houses the boiler (under warranty for 9 1/2 years).

CONSERVATORY 8' 2" x 4' 8" (2.49m x 1.42m) Having windows to rear and door to rear.

FIRST FLOOR

BEDROOM ONE 12' 6" x 9' 4" (3.81m x 2.84m) Having ceiling light point, smart radiator, window to rear and panelled feature wall.

BEDROOM TWO 11' 8" x 10' 4" (3.56m x 3.15m) Having ceiling light point, smart radiator, window to rear and panelled feature wall.

BEDROOM THREE 9' 6" x 8' 0" (2.9m x 2.44m) Having ceiling light point, smart radiator, window to rear and storage cupboard over stairs.

BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m) Having WC, vanity wash hand basin, towel radiator, bath with shower over, window to rear, tiled walls, vanity unit, spotlights with light sensor.

OUTSIDE To the rear is a garden with paved patio areas, lawn, garden shed, built in BBQ and shared alley with neighbour.



Council Tax Band B Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.4Mbps.
 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, 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer

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.

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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

