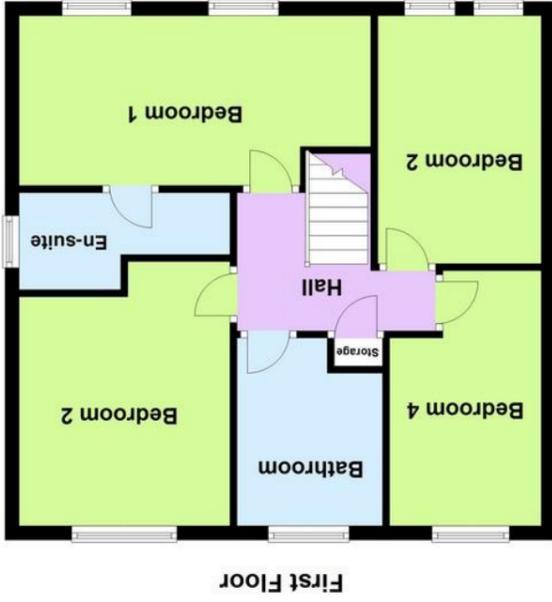


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Not energy efficient - higher running costs	(1-20)
G	(21-25)
F	(26-29)
E	(30-34)
D	(35-39)
C	(40-44)
B	(45-49)
A	(50-54)
Very energy efficient - lower running costs	(55-100)
Current	78
Potential	59

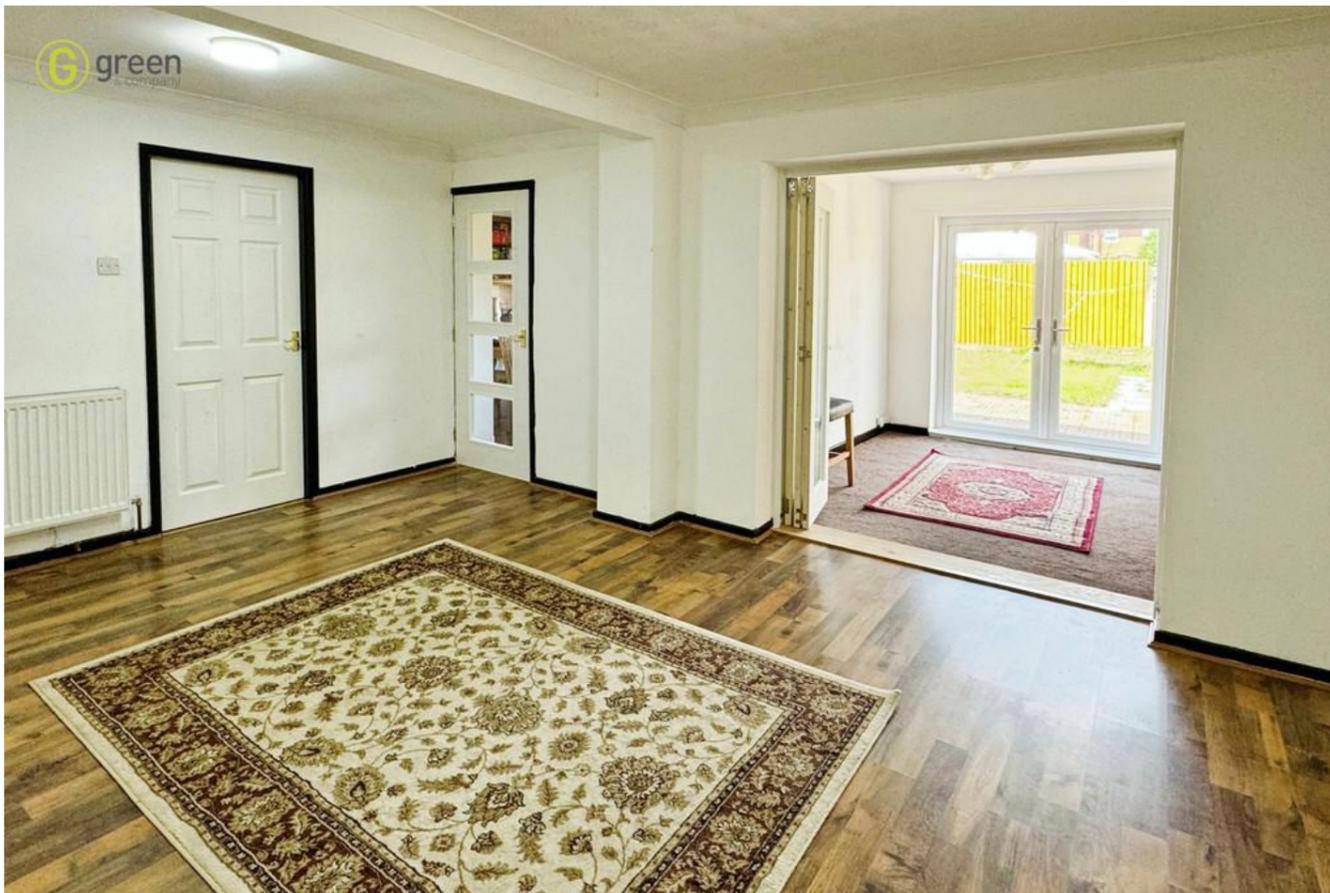
Great Barr | 0121 241 4441



- FOUR BEDROOM DETACHED
- SITUATED IN WALSALL - WS5
- IDEAL FOR FAMILIES AND THOSE LOOKING TO UPSIZE
- GARAGE
- STUDY
- UTILITY ROOM

Snapdragon Drive, Walsall, WS5 4RE

£390,000



Property Description

Approach is via off street parking which leads to the:-

ENTRANCE PORCH Having double doors and door through to:-

ENTRANCE HALLWAY Having radiator, stairs leading up to first floor and door through to:-

LOUNGE Having two double glazed windows to front elevation, fire and surround, radiator, door through to:-

DINING ROOM 12' 1" x 15' 6" (3.68m x 4.72m) Having tri-fold doors leading into the study, door to under stairs storage, radiator.

STUDY 9' 4" x 9' 10" (2.84m x 3m) Double doors leading out to the garden.

UTILITY ROOM 7' 9" x 5' 11" (2.36m x 1.8m) Having double glazed window to side elevation, wash basin and radiator, door through to:-

SHOWER ROOM Having wc and shower, double glazed window to side, radiator, tiled walls and flooring.

KITCHEN 14' 2" x 9' 9" (4.32m x 2.97m) Having double glazed window to the rear elevation, door leading out to the garden, wall and base units with rolled top work surfaces, one and a half stainless steel sink with mixer tap over, gas hob, integrated ovens, extractor, tiled splash backs, radiator, door to the garden and space for washing machine, fridge/freezer and tumble dryer.

OUTSIDE There is a patio area, with the garden being mostly laid to lawn, side access into the garage.

GARAGE 7' 8" x 17' 6" (2.34m x 5.33m) Housing central heating boiler, up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having loft access, storage cupboard and access to bedrooms and bathroom.

BEDROOM ONE 12' x 11' 11" to wardrobe fronts (3.66m x 3.63m) Having two double glazed windows to front, radiator, fitted wardrobes and door to:-

EN SUITE 3' 9" x 9' into the shower (1.14m x 2.74m) Having double glazed window to side elevation, shower with folding door, wc, tiled splash backs, wash hand basin.

BEDROOM TWO 7' 10" x 11' 2" (2.39m x 3.4m) Having two double glazed windows to front elevation, fitted wardrobes and radiator.

BEDROOM THREE 9' 1" x 12' 2" (2.77m x 3.71m) Double glazed window to rear and side, radiator and fitted wardrobes.

BEDROOM FOUR 11' 11" x 7' 1" max (3.63m x 2.16m) Double glazed window to the rear, radiator, fitted wardrobes.

BATHROOM 6' 10" x 8' 9" (2.08m x 2.67m) Having double glazed window to rear, panelled bath with shower over, wc, wash hand basin, radiator and tiled and panelling to splash backs, radiator.

AGENTS NOTE There is CCTV at the property.



Council Tax Band D - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 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.

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