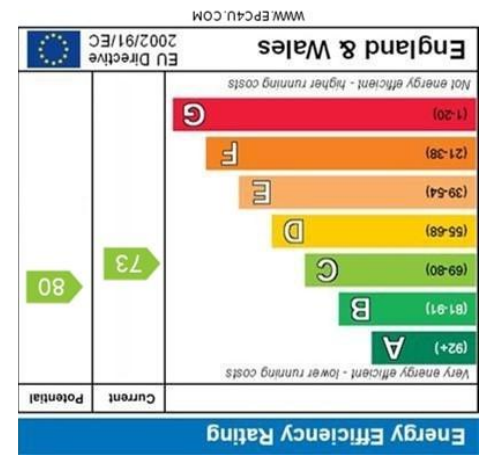


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- FULLY RENOVATED
- CHAIN FREE
- DETACHED
- KITCHEN DINER
- SPACIOUS LOUNGE
- FOUR BEDROOMS

Broomhill Close, Great Barr, Birmingham, B43 5BT

Offers over £450,000

## Property Description

A fantastic massively extended and fully refurbished detached dormer bungalow with very flexible accommodation arranged over two floors. Occupying a large plot in an end of cul de sac position the property is very well located with regards to schools, public transport and local shops and is perfect for the commuter. Opportunities to acquire such property is rare and this newly modelled home has the advantage of no upward chain.

Viewing is essential of the accommodation which comprises:

**APPROACH** gravelled frontage with block paved driveway leading to garage and path leading to front door

**ENTRANCE HALL** 7' 08" x 9' 10" (2.34m x 3m) obscure double glazed window to side, cupboard housing electric meter, radiator and doors leading to bathroom, study and kitchen

**STUDY** 9' 07" x 5' 04" (2.92m x 1.63m) double glazed window to front and radiator

**BATHROOM** 8' 03" x 9' 10" (2.51m x 3m) obscure double glazed window to side, L shape bath with shower over, vanity sink unit, WC, chrome heated towel rail and tiles to splash backs

**KITCHEN/DINER** 22' 04" x 10' 05" (6.81m x 3.18m) double glazed window to front, wall and base units with complimentary wood effect work surfaces over, breakfast bar, Beko oven, extractor fan, integrated washing machine, integrated dishwasher, 1.5 ceramic sink with mixer tap over, tiled splash backs, Baxi combi boiler housed in cupboard, radiator, glazed double doors leading into lounge and door leading into garage

**LOUNGE** 21' 01" x 12' 02" (6.43m x 3.71m) double glazed sliding doors leading out to garden, double glazed window to side, heating thermostat, radiator and feature wood and glass staircase leading to first floor

**INNER HALLWAY** 9' 0" x 3' 08" (2.74m x 1.12m)

**BEDROOM ONE** 11' 08" x 11' 04" (3.56m x 3.45m) double glazed window to side elevation and radiator

**REAR LOBBY** 6' 08" x 2' 11" (2.03m x 0.89m) door leading out to rear garden

**BEDROOM TWO** 14' 04" x 8' 11" (4.37m x 2.72m) double glazed windows to rear and side, radiator

**SHOWER ROOM** 8' 03" x 6' 08" (2.51m x 2.03m) obscure double glazed window to rear elevation, corner shower unit with low profile shower tray, wall hung vanity sink unit, corner WC, chrome heated towel rail

**FIRST FLOOR LANDING** 12' 03" x 10' 09" maximum into recess (3.73m x 3.28m) double glazed window to front, radiator and doors to first floor bedrooms

**BEDROOM THREE** 20' 04" x 10' 05" excluding recess (6.2m x 3.18m) double glazed window to the side and radiator, part restricted head height

**ENSUITE** 6' 01" x 10' 07" (1.85m x 3.23m) vanity sink unit, WC, radiator and extractor

**BEDROOM FOUR** 26' 09" maximum into bay x 10' 04" (8.15m x 3.15m) double glazed windows to front and rear, two radiators, part restricted head height

**GARDEN** large patio area, lawn with gravel path, fences to boarders, garden tap and electric power point

**GARAGE** 21' 11" x 10' 06" (6.68m x 3.2m) with electric roller shutter door and door to the kitchen

Council Tax Band

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for \*\*\*\*\* and data available for \*\*\*

Broadband coverage - Broadband Type = Standard Highest available download speed \*\*\* Mbps. Highest available upload speed \*\*\*Mbps.

Broadband Type = Superfast Highest available download speed \*\*\* Mbps. Highest available upload speed \*\*Mbps.

Broadband Type = Ultrafast Highest available download speed \*\*\* Mbps. Highest available upload speed \*\*Mbps.

Networks in your area -

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.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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