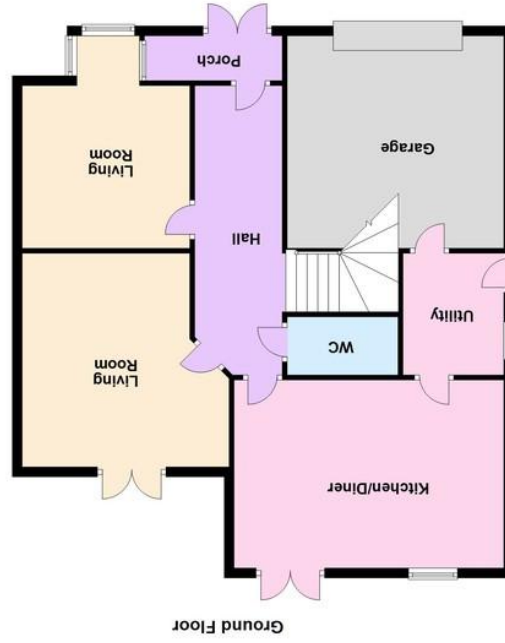
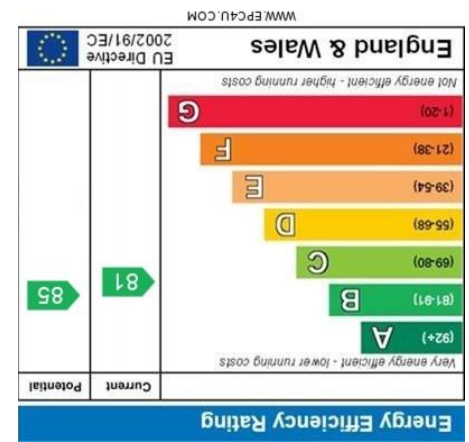


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SPECTACULAR DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS
- THREE BEDROOMS WITH EN-SUITES
- THREE STOREYS
- HUGE KITCHEN DINER WITH ISLAND

Newton Road, Great Barr, Birmingham, B43 6HN

Offers Over £750,000



Property Description

This striking detached property is now available for sale, offering an abundance of space and comfort. With six generously sized bedrooms, four bathrooms, and extensive living areas, this house is ideally suited for families and couples alike.

The property spans three storeys, presenting a robust layout. Each bedroom is a double, with three bedrooms accompanied by their own en-suite bathrooms. The master bedroom comes with built-in wardrobes and a luxurious en-suite, providing a personal sanctuary for the occupants.

The open-plan kitchen is a chef's paradise, featuring a kitchen island and sleek granite countertops. This kitchen diner is further equipped with a separate utility with a hob, catering to all your culinary needs. Natural light floods the space, creating an inviting atmosphere for family meals or entertaining guests.

The property boasts two spacious reception rooms, both with large windows. One of them is open-plan and offers a splendid garden view, bringing the outdoors inside.

The bathrooms are no less impressive, offering features such as a large free-standing bath and a rain shower. The en-suite bathrooms add convenience and further luxury to the dwelling.

Additional unique features include a sizeable garage and a huge driveway, providing ample parking space. The property's location is a significant advantage, with proximity to public transport links, local amenities, nearby schools, and parks.

In summary, this property offers a blend of comfort, luxury, and practicality, making it an exceptional choice for your next home.

HALLWAY Tiled throughout, spotlights, ceiling point, radiator, stairs leading to first floor.

LOUNGE 16' 4" x 11' 6" (4.98m x 3.51m) Spotlights and ceiling light point, bay window to front and radiator.

LIVING ROOM 16' 8" x 14' 8" (5.08m x 4.47m) Spotlights throughout, ceiling light point, patio doors to rear garden, radiator and dining space.

KITCHEN / DINER 19' 2" x 16' 2" (5.84m x 4.93m) Tiled throughout, spotlights, two radiators, wall and base units, built-in fridge/freezer, built-in microwave, built-in dual pizza oven, built-in wine cooler, free-standing cooker, extractor fan and granite work top and splash backs, sink, window to rear, patio doors to rear garden, three loft windows, kitchen island for dining.

UTILITY ROOM 8' 4" x 7' 0" (2.54m x 2.13m) Sink, space for washer/dryer, gas hob, wall and base units, laminate work tops, tiled splash back area, radiator, window to side and door to rear, access to the garage.

GARAGE 17' 4" x 16' 4" (5.28m x 4.98m) Housing boiler, base units, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DOWNSTAIRS WC Toilet, sink, tiled, towel radiator, extractor.

FIRST FLOOR LANDING Spotlights, radiator.

BEDROOM TWO 17' 2" x 13' 10" (5.23m x 4.22m) Ceiling light point, spotlights, window to front, radiator.

EN SUITE Tiled flooring, spotlights and ceiling light point, extractor fan, free-standing shower with shower tray, toilet, vanity unit below, sink, towel radiator and window to side.

BEDROOM THREE 14' 8" x 11' 0" (4.47m x 3.35m) Ceiling light point, spotlights, window to rear, radiator.

EN SUITE Tiled, free-standing shower, toilet, sink with vanity unit below, spotlights and window to side and towel radiator.

BEDROOM FOUR 12' 8" x 11' 0" (3.86m x 3.35m) Spotlights, window rear, radiator and ceiling light point.

BEDROOM FIVE 11' 6" x 11' 2" (3.51m x 3.4m) Spotlights, ceiling light point, radiator, window to front.

BEDROOM SIX Ceiling light point, spotlights, window to rear and radiator.

FAMILY BATHROOM 8' 10" x 8' 2" (2.69m x 2.49m) Tiled, free-standing shower, bath, toilet, sink, towel radiator, tiled splash back, window to side, extractor fan.



SECOND FLOOR

BEDROOM ONE 22' 2" x 14' 0" (6.76m x 4.27m) Loft room, spotlights, two loft windows, built-in wardrobes, radiator, loft access.

EN SUITE 11' 4" x 7' 6" (3.45m x 2.29m) Free-standing shower, spotlights, extractor fan, toilet, bath, sink, towel radiator, vanity units, loft window.

GARDEN Paved patio, side access on both side, lawned area.

Council Tax Band G - Sandwell

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

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

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 56 Mbps. Highest available upload speed 12 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.

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

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