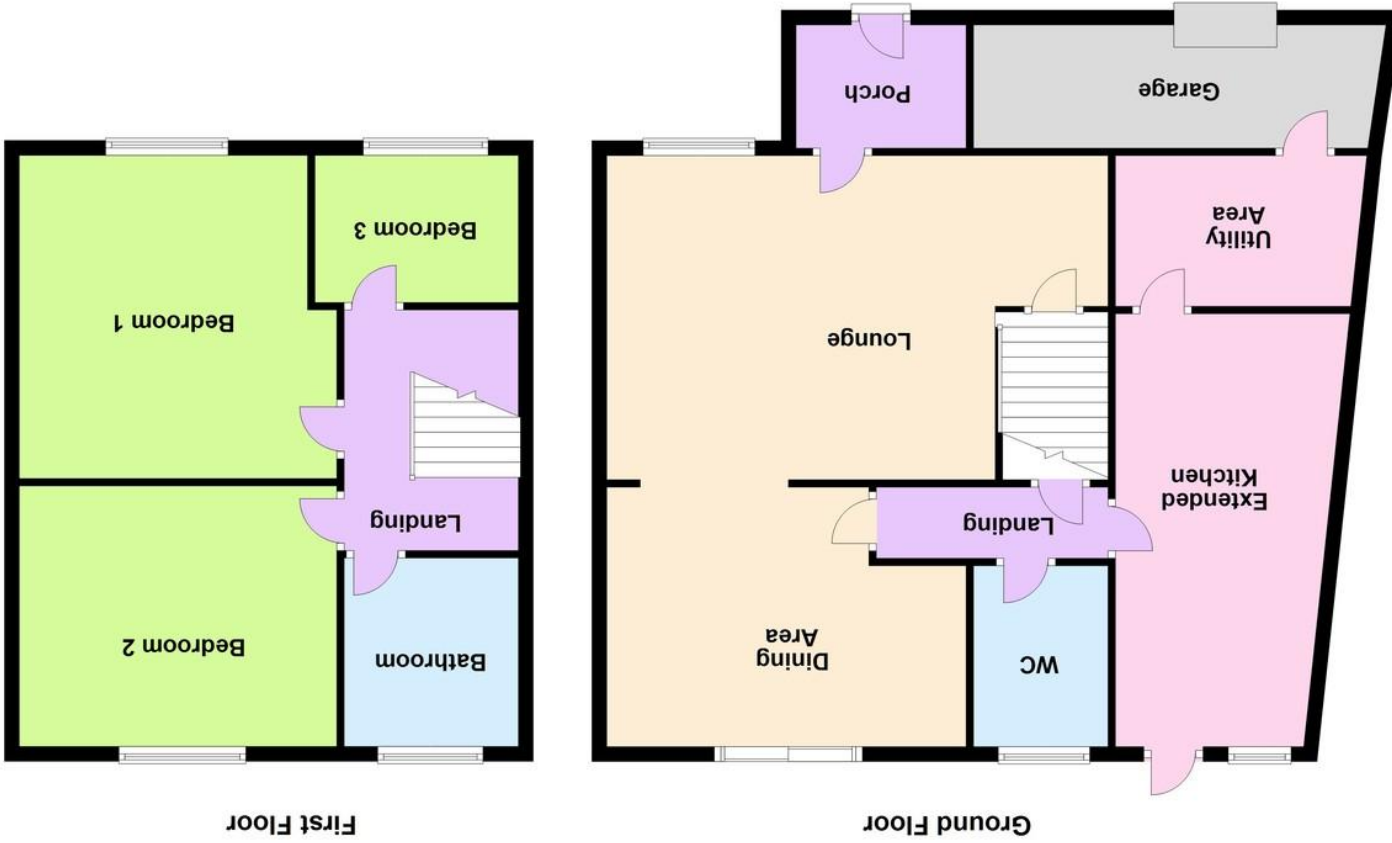
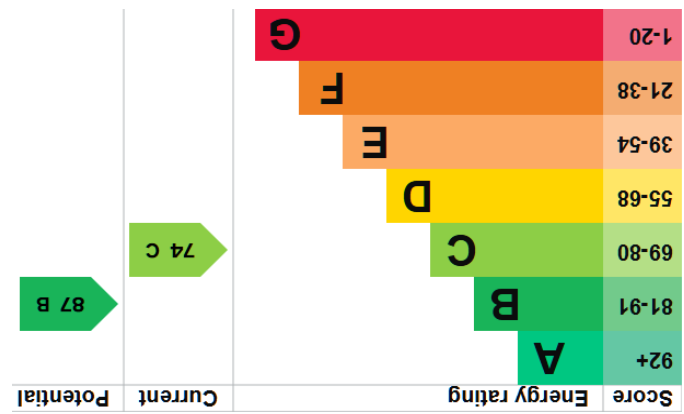


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- EXTENDED KITCHEN
- MULTI VEHICLE DRIVEWAY
- NO CHAIN
- DOWNSTAIRS W/C

Abbotsford Avenue, Great Barr, Birmingham, B43 6HD

Offers Over £310,000



## Property Description

For sale is this beautifully presented, three-bedroom semi-detached property, located in a desirable area with excellent public transport links, nearby schools, and local amenities. This property is ideally suited for families and couples alike.

The property boasts two spacious reception rooms. Reception room one is a stunning open-plan space, flooded with natural light thanks to large windows, perfect for both relaxation and entertaining. The second reception room provides a serene setting with a garden view and a dining space, making it ideal for hosting dinner parties or family meals.

The heart of the home is the recently refurbished kitchen, featuring high-quality wood countertops and bathed in natural light. It offers plenty of space for cooking and dining. In addition, there's a utility room, an essential space for any bustling household.

The property offers three bedrooms. Bedroom two is complete with built-in wardrobes, offering plenty of storage space and benefits from an abundance of natural light, creating a bright and airy ambiance. The third bedroom provides plenty of space for customization.

The bathroom has been newly refurbished to a high standard, providing a modern and comfortable space.

Notable features of this property include a garage and parking facilities, eliminating any parking woes. The extended kitchen provides additional space and functionality.

This property is a must-see for anyone seeking a spacious home in a convenient location, with a multitude of unique features.

**PORCH** 5' 8" x 5' 4" (1.73m x 1.63m) Having tiled flooring, ceiling light point, radiator, storage cupboard, alarm and doorbell, door into:-

**LOUNGE** 17' 2" x 12' 6" (5.23m x 3.81m) Ceiling light point, two wall lights, window to front, radiator and door leading to stairs up to first floor and opening through to:-

**DINING AREA** 12' 4" x 10' 6" (3.76m x 3.2m) Ceiling light point, French doors to rear garden, radiator and storage cupboard.

**HALLWAY** With cupboard under stairs, storage cupboard and doors to:-

**DOWNSTAIRS** WC Tiled, WC, sink, radiator, ceiling light point, window to rear and half tiled walls.

**KITCHEN** 12' 4" x 6' 4" (3.76m x 1.93m) Tiled flooring, wall and base units, double oven, gas hob, extractor fan, built in fridge, built in microwave, built in dishwasher, spotlights, UPVC single door to rear, window to rear, solid oak worktops, sink, radiator and door leading to:-

**UTILITY ROOM** 7' 4" x 6' 2" (2.24m x 1.88m) Having been created from half of the garage. Having tiled flooring, oak unit, space for fridge freezer, space for washer/dryer, wall units.

**GARAGE** 8' 6" x 8' 4" (2.59m x 2.54m) Having up and over garage door and electric. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

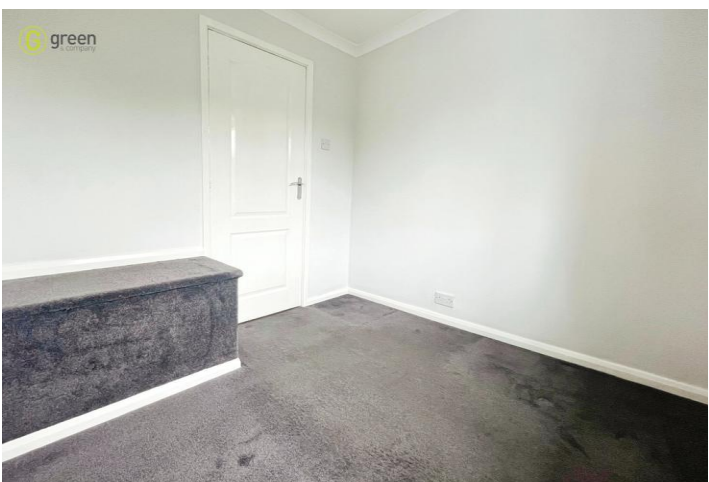
**LANDING** Having ceiling light point, loft access, storage cupboard and radiator.

**BEDROOM ONE** 13' 2" x 8' 10" (4.01m x 2.69m) Ceiling light point, radiator and window to front.

**BEDROOM TWO** 10' 8" x 9' 0" (3.25m x 2.74m) Ceiling light point, radiator, window to rear and built in cupboards and wardrobes.

**BEDROOM THREE** 8' 0" x 8' 0" (2.44m x 2.44m) Ceiling light point, radiator, window to front and half cupboard over stairs.

**BATHROOM** 6' 2" x 6' 0" (1.88m x 1.83m) Tiled, bath, mains fed shower, WC, window to rear, ceiling light point, vanity sink unit, towel radiator and mirror.



**GARDEN** Paved, steps leading up to pond with water feature, shed, artificial lawn, borders and light.

**AGENTS NOTE** The vendors have confirmed all of the windows to the front of the house upstairs and downstairs are triple glazed.

The property also has CCTV.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 132 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Virgin Media, 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.

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.

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