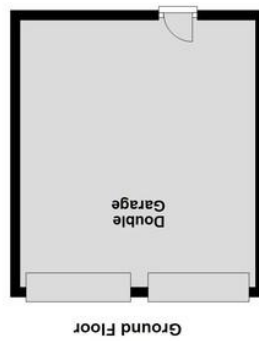
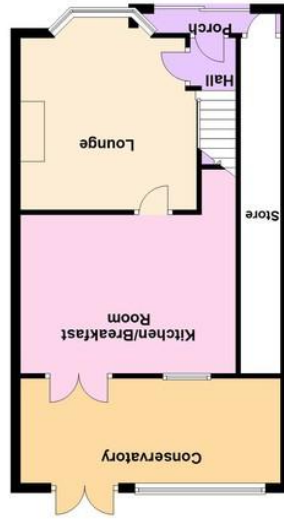
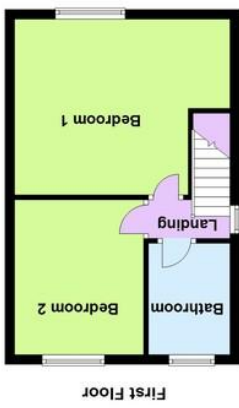
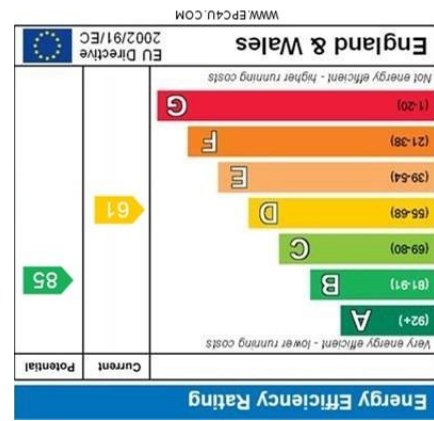


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



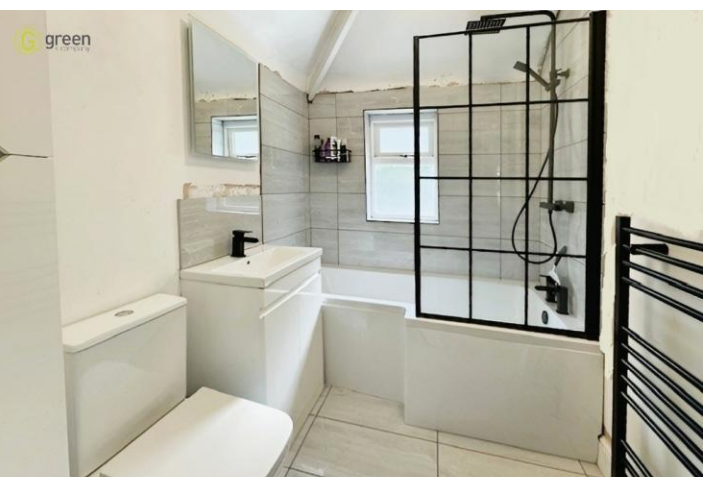
Great Barr | 0121 241 4441



- LOVELY SEMI WITH DOUBLE GARAGE
- GREAT LOCATION FOR ALL AMENITIES
- REFITTED KITCHEN AND BATHROOM
- SUPERB LOUNGE
- FULL WIDTH CONSERVATORY

Calshot Road, Great Barr, Birmingham, B42 2BY

£230,000



Property Description

A lovely, superbly presented traditional semi with the advantage of a double garage to the rear and double width driveway to the front. Featuring a refitted bathroom and fitted breakfast kitchen the home benefits from a full width centrally heated conservatory and is very well presented throughout. Located in a popular and convenient location, well placed for commuting and for schools and local shops the property needs to be viewed internally to be appreciated. In more detail the accommodation comprises:

ENTRANCE PORCH Double glazed sliding doors, door to side passageway and double glazed door leading to:-

ENTRANCE HALL With radiator and staircase leading off.

ATTRACTIVE LOUNGE 13' 2" into bay x 12' (4.01m x 3.66m) Double glazed bay window to front, chimney breast with inset electric fire, radiator.

FITTED BREAKFAST KITCHEN 10' 9" x 14' 11" (3.28m x 4.55m) With tiled flooring, good range of units with an island unit incorporating a sink unit with base cupboards under, further base cupboard and drawer units, tiled splash backs to work surfaces, range of wall cupboards, integrated electric hob with extractor over, electric double oven, dishwasher, wine rack, recess under stairs, double glazed window, radiator, double glazed double doors leading through to:-

CONSERVATORY 7' 3" x 17' 9" (2.21m x 5.41m) With double glazed double French doors and window to rear, radiator, breakfast bar, plumbing for washing machine.

FIRST FLOOR LANDING With double glazed window.

REFITTED BATHROOM Ladder radiator, tiled flooring, part tiled walls, panelled bath with thermostatic shower and glazed screen over, rectangular shaped wash basin with mixer tap, low level wc,

BEDROOM ONE 10' 11" x 11' 10" plus recess (3.33m x 3.61m) With radiator, double glazed window to front, cupboard housing combination gas fired central heating boiler.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m) With radiator and double glazed window to rear.

OUTSIDE The house stands behind a gravel and tarmac driveway providing parking for two vehicles. There is gated access to the side of the house leading through to a shared driveway which gives access to:

DETACHED DOUBLE GARAGE 18' x 15' 9" (5.49m x 4.8m) With two up and over doors, rear door, electric light, power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Neatly laid with patio area, lawn, fenced boundaries and steps leading up to the garage.

Council Tax Band B -- Birmingham City Council

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 78 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

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