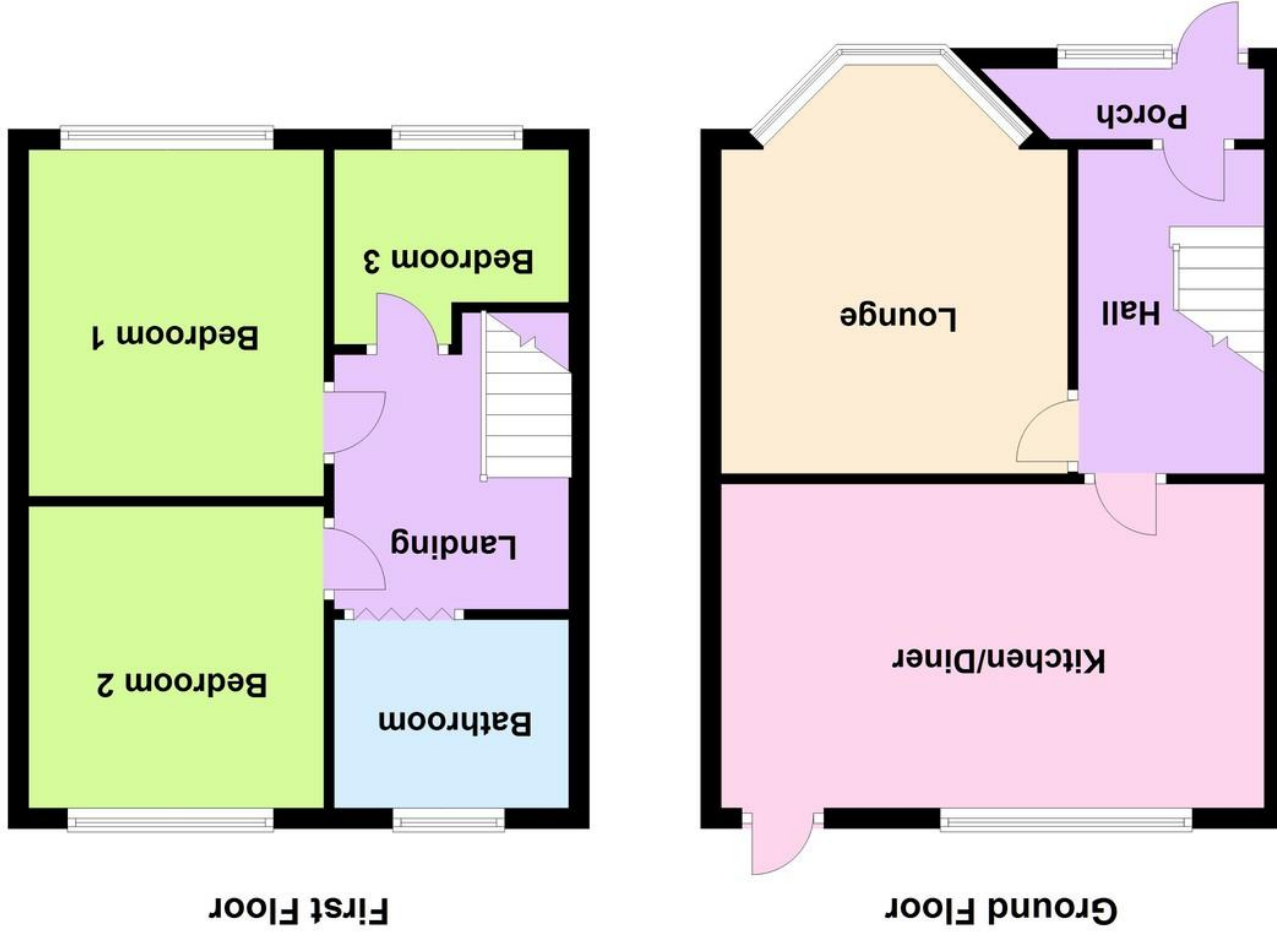


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 MID TERRACE FAMILY HOME
- THREE BEDROOMS
- NO CHAIN
- DRIVEWAY
- KITCHEN DINER
- PRIME LOCATION



Sandy Lane, Great Barr, Birmingham, B42 2QG | Offers Over £220,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

We are pleased to present this charming three bedroom mid terraced property, currently on the market for sale. This delightful residence is ideally suited for families and couples, offering a superb blend of space, comfort and convenience.

The property boasts three bedrooms, two of which are generous doubles. The master bedroom features built-in wardrobes, providing ample storage space. The third bedroom is a well-proportioned single, perfect for a child's room or a home office.

At the heart of this home is a stylish open-plan kitchen, which is complemented by a dedicated dining space. It provides the perfect environment for entertaining and everyday living. Additionally, the residence comes with a single reception room, which is flooded with natural light thanks to its large windows, providing a bright and inviting living space.

One of the unique features of this property is the off-street parking, a highly sought-after attribute that adds to the overall appeal of this home.

The location of this property is truly enviable. It is well-served by public transport links, ensuring easy access to a wider range of facilities and amenities. Moreover, it is conveniently situated near local schools, making it an excellent choice for families. Local amenities are also just a stone's throw away, adding an extra layer of convenience.

In summary, this property offers a fantastic opportunity to acquire a lovely home in a desirable location. Its combination of space, style and location make it a truly unique proposition.

PORCH Ceiling light point.

HALLWAY Ceiling light point, stairs to first floor, radiator, under stairs storage.

LOUNGE 14' 10" x 10' 0" (4.52m x 3.05m) Bay window to front, ceiling light point, radiator, electric fireplace.

KITCHEN DINER 15' 8" x 10' 0" (4.78m x 3.05m) Laminate flooring, two ceiling light points, wall and base units, sink with pull out tap, electric oven, hob and extractor fan, door to rear garden, window to rear, dining area, boiler located in the kitchen.

FIRST FLOOR LANDING Ceiling light point and loft access.

BEDROOM ONE 12' 10" x 10' 8" (3.91m x 3.25m) Ceiling light point, window to front, radiator, built-in wardrobes.

BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m) Laminate flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE 7' 0" x 6' 10" (2.13m x 2.08m) Laminate flooring, ceiling light point, window to front and radiator, above stairs storage.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) Vinyl flooring, toilet, sink, bath with shower, ceiling light point, window to rear, tiled, towel radiator.

GARDEN Paved, alleyway shared access, steps leading to lawned area, shed.

Council Tax Band

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



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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 75 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 leasehold with approximately xxxxx years remaining. Service Charge is currently running at xxxxxx and is reviewed *****. The Ground Rent is currently running at xxxxxx and is reviewed *****. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441