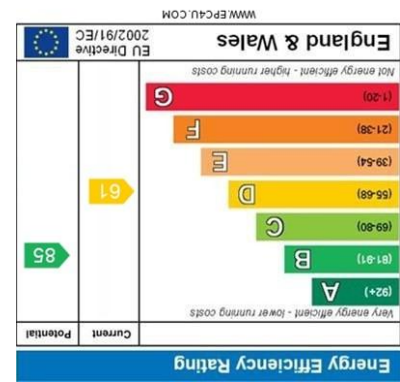


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- EXTENDED KITCHEN
- THREE BEDROOMS
- DRIVEWAY
- THROUGH LOUNGE
- GARAGE

Waddington Avenue, Great Barr, Birmingham, B43 5JG

£250,000



Property Description

For sale is a charming three bedroom semi-detached house in pristine condition, ideally located with convenient access to public transport links, nearby schools, and local amenities. The property exudes a welcoming ambience, perfect for families and couples seeking a comfortably spacious home.

The residence boasts three well-appointed bedrooms. The first and second bedrooms are generously proportioned, both featuring double beds and built-in wardrobes to maximise storage space. The third bedroom, although smaller, is a cosy single room that could also serve as a study or nursery.

The home's open-plan layout promotes a natural flow throughout the living space. The reception room is a particular highlight, bathed in natural light from large windows and featuring a handsome fireplace, creating a warm and inviting atmosphere. The kitchen is a chef's dream, extended to provide plenty of preparation space and flooded with natural light to create an uplifting environment for home cooking.

A large bathroom serves the property, providing ample space for a tranquil at-home spa experience.

Adding to the appeal of this property are its unique features, such as a secure garage and additional parking space, both highly sought-after amenities. The council tax falls under band 'C', making it an affordable choice.

This house is ready for you to make it your own, offering a wonderful balance of comfortable living and convenience. The property's good condition combined with its desirable location and unique features makes it a must-see for prospective homebuyers.

PORCH Wall lights and front door into:-

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

THROUGH LOUNGE 25' 0" x 10' 0" (7.62m x 3.05m) Two ceiling light points, bay window to front, two radiators, two gas fireplaces and patio door to rear.

EXTENDED KITCHEN 17' 8" x 6' 4" (5.38m x 1.93m) Wall and base units, tiled, two ceiling light points, gas oven, gas hob, extractor fan, sink, window to side, window to rear, space for washer/dryer, space for fridge, space for further white goods, radiator and door to rear garden.

FIRST FLOOR

LANDING Daylight ceiling point, loft access.

BEDROOM ONE 13' 0" x 10' 0" (3.96m x 3.05m) Ceiling light point, radiator, bay window to front.

BEDROOM TWO 12' 2" x 9' 4" (3.71m x 2.84m) Ceiling light point, radiator, built in wardrobes and window to rear.

BEDROOM THREE 7' 2" x 5' 4" (2.18m x 1.63m) Ceiling light point, window to front and radiator.

BATHROOM 8' 4" x 5' 4" (2.54m x 1.63m) Vinyl flooring, bath, tiled walls, WC, sink, window to side, ceiling light point and radiator.

LOFT Insulated and part boarded.

REAR GARDEN Paved area, veranda, built in fish pond, side access, lawn, shed and green house.



GARAGE To the rear accessed via the road to the rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). Garage could not be measured.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, limited for EE, Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 28Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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.

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WANT TO SELL YOUR OWN PROPERTY?
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