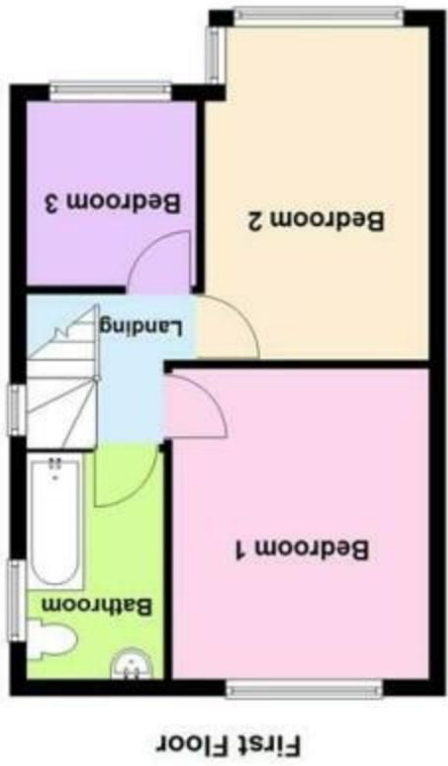
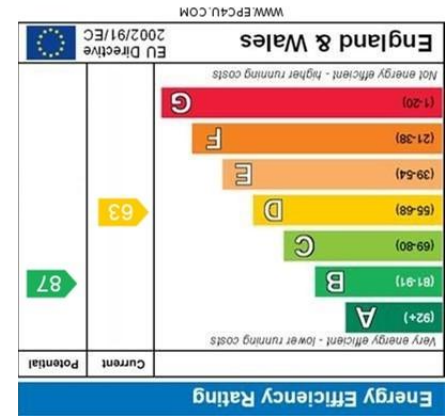


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- *BEAUTIFUL SEMI-DETACHED FAMILY HOME*
- *THREE BEDROOMS*
- *NO CHAIN*
- *TWO RECEPTION ROOMS*
- *DRIVEWAY*
- *SCHOOL CATCHMENT AREA*

Howard Road, Great Barr, Birmingham, B43 5DS

Offers Over £250,000



Property Description

Presenting this charming three bedroom semi-detached house for sale, nestled in a location with convenient public transport links, close proximity to well reputed schools, and local amenities. Maintained in good condition, this property boasts a number of unique features, making it an ideal home for families and couples alike.

The accommodation offers a well-planned layout, featuring two inviting reception rooms. Reception room one benefits from a separate layout with large windows, while the second reception room is an open-plan space, allowing for a versatile use of the area.

The property accommodates three bedrooms; two spacious doubles and a single room, all tastefully decorated to accentuate a warm, homely atmosphere. The large bathroom is well-appointed, providing ample space for everyday family use.

The heart of the house, the kitchen, bathes in an abundance of natural light, creating a bright and welcoming environment for cooking and dining. The property benefits from a single kitchen, making it a practical choice for those who love to entertain.

Externally, the property features a driveway, offering off-street parking, ensuring convenience for the residents. One of the key highlights of this property is the conservatory, providing an extra space for relaxation. Additionally, the loft room adds to the overall living space, offering potential for a variety of uses.

Being in council tax band C, this property is relatively affordable in terms of local taxation, adding to its appeal. With its unique features and prime location, this house presents a fantastic opportunity to acquire a family home with character and potential.

PORCH Tiled, two cupboards, ceiling light point.

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

LOUNGE 14' 2" x 10' 0" (4.32m x 3.05m) Ceiling light point, bay window to front, radiator.

KITCHEN DINER 22' 0" MAX x 10' 0" MAX (6.71m x 3.05m) Ceiling light point, laminate flooring, radiator, wall and base units, hob, extractor fan, boiler, sink, space for washer dryer, space for dishwasher, space for fridge, window to rear.

CONSERVATORY 16' 6" x 9' 0" (5.03m x 2.74m) Laminate flooring, ceiling light point, radiator and patio door to rear garden.

FIRST FLOOR LANDING Ceiling light point and window to side.

BEDROOM ONE 12' 10" x 10' 2" (3.91m x 3.1m) Ceiling light point, window to rear, radiator.

Stairs leading to the loft.

BEDROOM TWO 14' 2" x 9' 2" (4.32m x 2.79m) Ceiling light point, radiator, bay window to front.

BEDROOM THREE 8' 0" x 7' 0" (2.44m x 2.13m) Ceiling light point, window to front and radiator.

BATHROOM 9' 0" x 6' 6" (2.74m x 1.98m) Tiled, bath, toilet, sink with vanity unit, radiator, window to side, tiled to mid height, shower.

LOFT Converted, boarded, loft window.

GARDEN Shared driveway, having side access, paved, veranda, lawned area, shed.

Council Tax Band C - Sandwell



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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 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

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