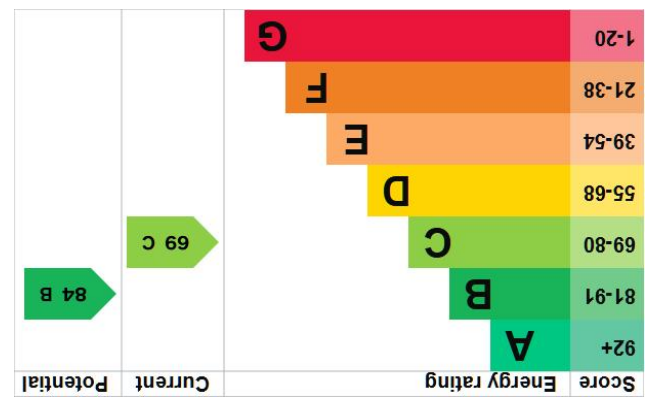


59 AVIEMORE CRESCENT
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- SINGLE STOREY EXTENSION
- THREE BEDROOM
- BEAUTIFUL VIEWS
- GARAGE CONVERTED
- NO CHAIN

Aviemore Crescent, Great Barr, Birmingham, B43 7QA

£300,000



Property Description

Presenting this charming three bedroom semi-detached house for sale, situated in an area with excellent public transport links, proximity to local schools, and a wealth of local amenities. This property is in good condition and has been thoughtfully designed with families and couples in mind.

The property boasts three double bedrooms, offering ample space for relaxation and comfort. A large bathroom, complete with a free-standing bath and a luxurious rain shower, offers a tranquil retreat after a long day. The house also benefits from two reception rooms. The first reception room is open-plan, with large windows that flood the room with natural light and provide a beautiful garden view. The second reception room is separate, offering a more private and cosy atmosphere.

The heart of this home is the well-lit kitchen, which enjoys an abundance of natural light. This kitchen is perfect for those who enjoy cooking and entertaining. The property's layout is further complemented by a single-storey extension, adding valuable living space to the home.

The property also includes a garage and off-street parking, removing the hassle of finding a parking spot after a busy day. The house is within council tax band C, which is an important consideration for prospective buyers.

Unique features such as the open-plan layout and the convenience of a garage set this property apart. Whether you are a family seeking a spacious new home or a couple scouting for a property with character and convenience, this semi-detached house could be your dream home.

PORCH With wall light, tiled, front door into:-

HALLWAY 11' 8" x 3' 6" (3.56m x 1.07m) Ceiling light point, understairs storage, laminate flooring, radiator and stairs to first floor.

EXTENDED THROUGH LOUNGE 25' 2" x 12' 4" (7.67m x 3.76m) Laminate flooring, two ceiling light points, two wall lights, fireplace, radiator, window to rear garden.

EXTENDED KITCHEN 25' 4" x 5' 8" (7.72m x 1.73m) Tiled throughout, spotlights, wall and base units, built in hob, extractor fan and double oven, space for fridge freezer, built in dishwasher, sink, window to rear, door to side, two Victorian style radiators.

RECEPTION ROOM 12' 6" x 6' 8" (3.81m x 2.03m) The garage has been converted with ceiling light point, radiator, window to front, electric & gas metres, stop tap.

FIRST FLOOR

LANDING Ceiling light point, loft access.

BEDROOM ONE 12' 4" x 9' 4" (3.76m x 2.84m) Ceiling light point, window to rear and radiator.

BEDROOM TWO 11' 8" x 9' 0" (3.56m x 2.74m) Ceiling light point, window to front, storage cupboard and radiator.

BEDROOM THREE 9' 6" x 7' 0" (2.9m x 2.13m) Laminate flooring, ceiling light point, window to front and radiator.

BATHROOM 10' 6" x 6' 10" (3.2m x 2.08m) Tiled, bath, radiator, sink with unit under, shower cubicle, window to rear, spotlights, built in mirror.

SEPARATE WC Laminate flooring, half tiled walls, window to side, ceiling light point and WC.

REAR GARDEN Paved area, area for flowers and shrubs, lawn and beautiful view of fields.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 132Mbps. 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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