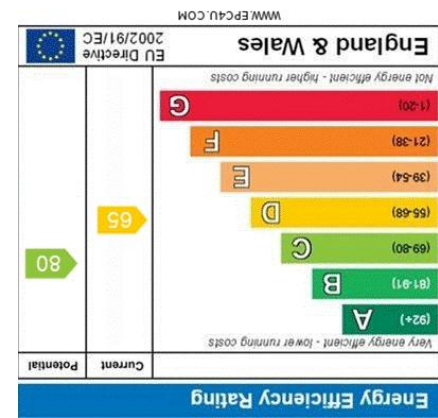


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- BEAUTIFUL DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN HALLWAY
- GARAGE

Morjon Drive, Great Barr, Birmingham, B43 6JH

£450,000



## Property Description

We are delighted to present this impeccable three bedroom detached house for sale, situated in an accessible area with convenient public transport links, nearby schools, local amenities, and green spaces. This property is in good condition and would be perfect for families.

Featuring three spacious double bedrooms, all offering ample space and comfort, this house stands out with its unique features. The third bedroom comes with built-in wardrobes, providing plenty of storage space.

The house boasts a generously sized bathroom equipped with a shower area and a bath tub, offering a touch of luxury and comfort for your daily routines.

The property also has a naturally lit kitchen, complete with a breakfast area, making it the heart of the home and the perfect spot for morning gatherings.

There are two separate reception rooms, both graced with large windows that let in a wealth of natural light. The second reception room additionally offers a beautiful garden view, making it an ideal place for relaxation or entertaining guests.

Complementing the layout of this house is an open plan hallway, adding a touch of modernity to the overall design. Additionally, the single garage provides secure off-street parking or additional storage if needed.

PORCH Ceiling light point and door into:-

HALLWAY Stairs leading upstairs, open plan hallway, ceiling light point, radiator, oak flooring and radiator.

LIVING ROOM 16' 6" x 13' 0" (5.03m x 3.96m) Ceiling light point, gas fireplace, bay window to front and radiator.

DINING ROOM 13' 2" x 13' 0" (4.01m x 3.96m) Ceiling light point, patio door to rear garden, radiator, gas fireplace and window to side.

KITCHEN 12' 0" x 11' 8" (3.66m x 3.56m) LVT flooring, wall and base units, island, breakfast bar, oven, hob, built in fridge, space for washer/dryer, sink, window to rear garden, radiator, spotlights and pantry.

PANTRY Ceiling light point.

INNER HALL Access to rear garden, rear garden and storage cupboard off.

DOWNSTAIRS WC WC with sink on top, window to rear and ceiling light point.

FIRST FLOOR

LANDING Ceiling light point and radiator.

BEDROOM ONE 16' 6" x 13' 0" (5.03m x 3.96m) Ceiling light point, bay window to front and radiator.

BEDROOM TWO 13' 2" x 13' 0" (4.01m x 3.96m) Ceiling light point, window to rear and radiator.

BEDROOM THREE 14' 0" x 9' 2" (4.27m x 2.79m) Ceiling light point, window to rear, radiator and fitted wardrobes.



BATHROOM 10' 0" x 7' 7" (3.05m x 2.31m) Tiled, bath, WC, sink, walk in shower with tiled splash backs, half tiled walls, ceiling light point, window to side, radiator and storage cupboard.

GARAGE 15' 2" x 8' 0" (4.62m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Paved area either side, area for flowers and shrubs, lawn area.

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Vodafone, limited for EE, Three, O2  
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. 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.

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

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