

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS
- LOFT CONVERTED
- TWO BATHROOMS
- DOWNSTAIRS W/C
- KITCHEN DINER

Landseer Grove, Great Barr, Birmingham, B43 7UP

Offers Over £375,000



Property Description

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

We are pleased to present this immaculate extended five bedroom semi-detached house for sale. The property boasts a number of unique features including an open-plan layout, ample parking space, an extended ground floor and the convenience of a downstairs w/c.

At the heart of the home, you'll find a spacious open-plan kitchen, flooded with natural light and offering a comfortable dining space. This is an ideal space for cooking, dining, and entertaining. The open-plan reception room is a perfect blend of style and comfort with large windows offering a picturesque view of the garden, creating a serene atmosphere for relaxation.

The house benefits from five bedrooms, three of which are generously sized doubles with built-in wardrobes. The remaining two are single bedrooms, with one offering built-in wardrobes. The master bedroom is particularly impressive, offering ample space and storage.

There are two bathrooms in the property, one featuring a luxurious rain shower, while the other includes a bath tub, catering to all preferences.

The property's location is another winning feature. It is perfectly situated near local amenities and schools, making it an ideal home for families.

This property is in Council Tax Band C. The combination of a well-thought-out design, spacious interiors, and an excellent location makes this house a fantastic purchase opportunity. Viewings are highly recommended to truly appreciate the charm and potential this property offers.

HALLWAY Storage cupboard, ceiling light point, radiator, laminate flooring, under stairs storage.

THROUGH LOUNGE 26'2" x 11'4" (7.98m x 3.45m) Two ceiling light points, bay window to front, three radiators, bi-folding doors to rear garden.

KITCHEN DINER 15'0" x 12'6" (4.57m x 3.81m) Laminate flooring, wall and base units, built-in electric oven, induction Bosch hob and extractor fan, radiator, built-in wall units, spotlights, skylight, built-in fridge, patio door to rear garden, space for dishwasher and integrated fridge.

UTILITY ROOM Shelving, space for washer dryer and tumble dryer.

GUEST WC Toilet, sink, radiator, spotlighting, extractor fan.

RECEPTION ROOM TWO 10'8" x 7'4" (3.25m x 2.24m) Laminate flooring, window to front, radiator, spotlights.

FIRST FLOOR LANDING Window to side, radiator, ceiling light point.

BEDROOM ONE 14'6" x 9'8" (4.42m x 2.95m) Ceiling light point, bay window to front, radiator and built-in wardrobes.

BEDROOM TWO 11'0" x 9'10" (3.35m x 3m) Laminate flooring, ceiling light point, radiator, window to rear and built-in wardrobes.

BEDROOM FOUR 8'0" x 7'10" (2.44m x 2.39m) Laminate flooring, ceiling light point, radiator, window to front and built-in wardrobes.

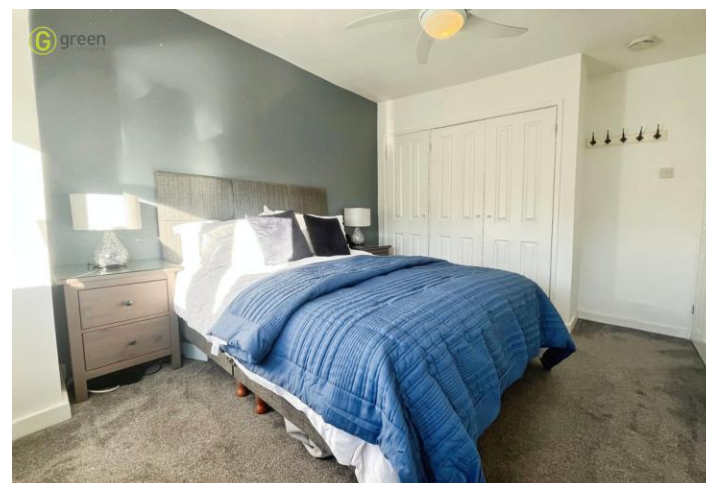
BATHROOM 6'8" x 6'0" (2.03m x 1.83m) Having shower, toilet, sink with unit underneath, tiled, window to rear, ceiling light point, storage cupboard, electric shower.

SECOND FLOOR LANDING Ceiling light point and loft window.

BEDROOM THREE 11'0" x 9'6" (3.35m x 2.9m) Ceiling light point, window to rear, radiator, built-in wardrobes.

BEDROOM FIVE 12'0" x 5'4" (3.66m x 1.63m) Loft light, radiator.

BATHROOM 7'0" x 5'6" (2.13m x 1.68m) Bath, tiled, spotlights, toilet, sink with unit underneath, towel radiator and window to rear.



REAR GARDEN Paved, decked area, artificial grass, shed and hedges.

Council Tax Band C - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 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 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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