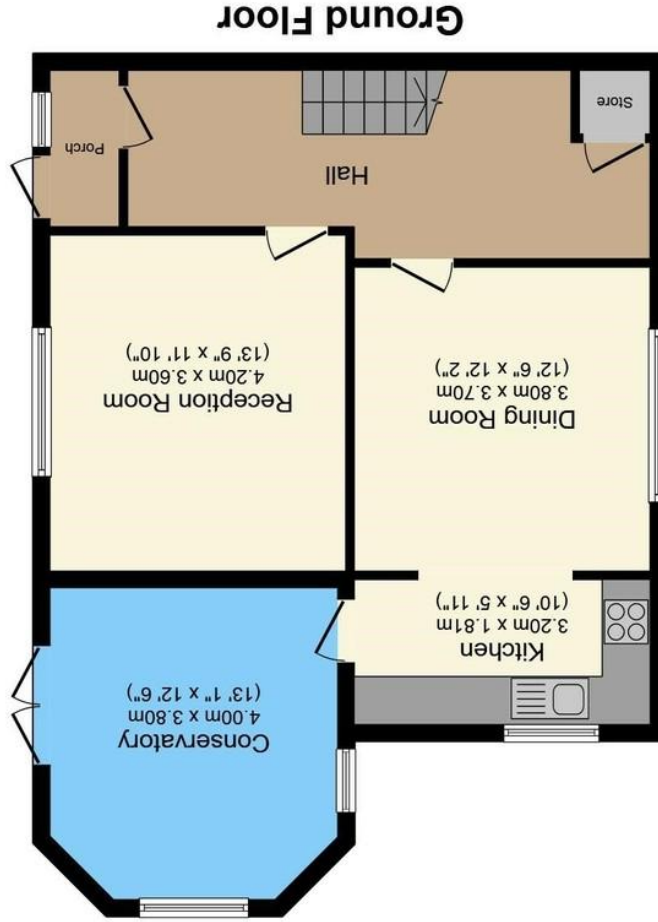
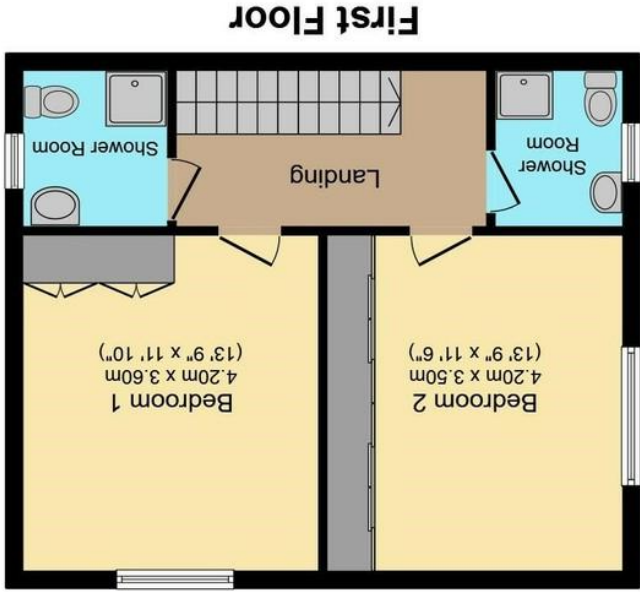


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 115.4 sq.m. (1,242 sq.ft.) approx



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		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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
- TWO BEDROOMS
- GATED SECURE PARKING
- BUILT IN WARDROBES IN BEDROOMS
- TWO BATHROOMS

87 Newton Road, Great Barr, Birmingham, B43 6AH

Offers Over £230,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale is this beautifully presented two bedroom semi-detached house, situated in a highly sought-after location with excellent public transport links, nearby schools, and a range of local amenities. This property is in good condition and features two spacious reception rooms, two double bedrooms, and a kitchen.

The main reception room is a separate space, boasting large windows that allow natural light to pour in, illuminating the room. This room also features a charming fireplace, adding a cosy touch to the space. The second reception room, also separate, benefits from a serene garden view, offering a peaceful retreat.

The property offers two double bedrooms, both fitted with built-in wardrobes, providing ample storage space. The bedrooms are well-proportioned, offering the perfect sanctuaries for rest and relaxation.

The modern kitchen is flooded with natural light, creating a delightful cooking environment. It is designed to a high standard, providing plenty of space for culinary endeavours.

The house comprises two bathrooms, each fitted with a luxurious rain shower, adding a touch of indulgence to your daily routine.

Additional unique features of the property include secure gated parking, providing peace of mind for vehicle owners, and two bathrooms, ensuring convenience for larger families or guests.

This property falls under Council Tax Band C. It is ideal for first-time buyers looking to step onto the property ladder, or families in search of a spacious home in a convenient location. All in all, this property offers a fantastic opportunity to purchase a delightful home in a superb location.

PORCH Tiled, ceiling light point and door into:-

HALL Ceiling light point, laminate flooring, radiator, stairs off, understairs storage.

RECEPTION ROOM 13' 9" x 11' 10" (4.19m x 3.61m) Laminate flooring, ceiling light point, window to front and gas fireplace and radiator.

DINING ROOM 12' 6" x 12' 2" (3.81m x 3.71m) Ceiling light point, radiator, window to side, laminate flooring.

KITCHEN 10' 6" x 5' 11" (3.2m x 1.8m) Tiled, spotlights, wall and base units, oven, hob and extractor fan, window to rear, built in dishwasher.

CONSERVATORY 13' 1" x 12' 6" (3.99m x 3.81m) Tiled, patio doors to garden and wall lights.

FIRST FLOOR

LANDING Ceiling light point, loft access.

BEDROOM ONE 13' 9" x 11' 10" (4.19m x 3.61m) Laminate flooring, ceiling light point, built in wardrobes, window to rear.

BEDROOM TWO 13' 9" x 11' 6" (4.19m x 3.51m) Laminate flooring, ceiling light point, built in wardrobes, cabinets and window to rear.

BATHROOM Tiled, shower, WC, window to rear, tiled walls, spotlights, sink with unit under, towel radiator.



BATHROOM Tiled, WC, shower, sink with unit under, window to front and towel radiator and spotlights.

REAR GARDEN Paved, artificial lawn, decking area, shed, opens up to driveway which is gravelled.

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, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone

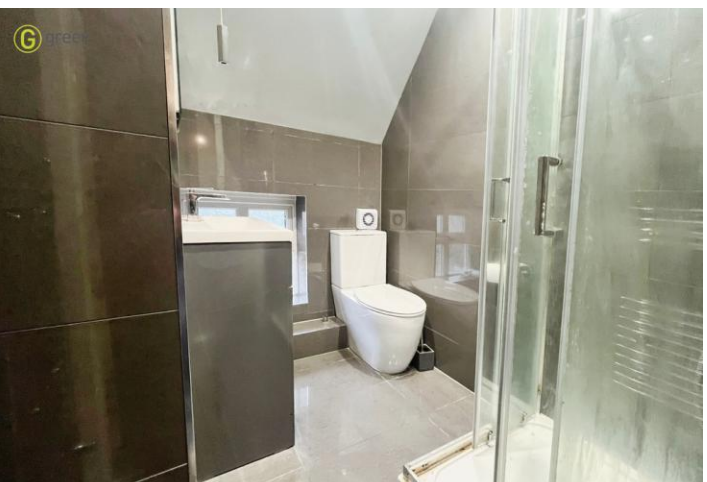
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 152 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area -

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

