

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



**LEGAL READY**

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- MID TERRACE FAMILY HOME
- DELIGHTFUL LOUNGE
- SPACIOUS DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- OFF ROAD PARKING

Rippingille Road, Great Barr, Birmingham, B43 7DJ

Offers Over £240,000



## Property Description

This is a 2-story home boasting a total area of 748 square feet in a desirable location. The first floor welcomes you to an inviting living room, seamlessly flowing into a well-equipped kitchen. Ascend to the second floor where you will discover a bathroom enhanced with a bath, and three bedrooms to accommodate your living needs. Offering a streamlined blend of comfort and functionality, the property has been carefully designed to cater to a relaxed lifestyle. It exudes an ambience of charm and understated elegance, making it a promising option for those looking for a house that feels like home.

**LOUNGE** 15' 9" x 14' 5" (4.8m x 4.39m) Having walk-in double glazed bay window to front aspect, laminate flooring, stairs off to first floor, central heating radiator, coving to ceiling, ceiling light point, two wall light points, half door to useful storage cupboard under stairs and double doors through to:-

**DINING KITCHEN** 15' 6" x 10' 2" (4.72m x 3.1m) Having a range of base, wall and drawers units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, wall mounted gas central heating boiler, space and plumbing for washing machine, built-in cooker with four ring gas hob and extractor/light chimney above, bottle store, space and point for upright fridge/freezer, space and point for further appliance, central heating radiator, double glazed window to rear aspect, two ceiling light points, laminate and tiled flooring, door to rear garden and door to useful storage cupboard.

**FIRST FLOOR** Approached via return staircase to first floor landing having access to loft space, ceiling light point and door to three bedrooms and bathroom.

**BEDROOM ONE** 8' 0" x 12' 7" (2.44m x 3.84m) Double glazed window to front aspect, central heating radiator, a range of built-in wardrobes with storage cupboards above and ceiling light point.

**BEDROOM TWO** 11' 5" x 10' 3" (3.48m x 3.12m) Having double glazed window to rear aspect, central heating radiator, ceiling light point.

**BEDROOM THREE** 8' 0" x 7' 9" (2.44m x 2.36m) Double glazed window to front aspect, central heating radiator, ceiling light point and half door to useful storage cupboard over stairs.

**BATHROOM** 5' 8" x 4' 9" (1.73m x 1.45m) Having white suite comprising low flush wc, pedestal wash hand basin, panelled bath with fitted shower over, tiled splash back, obscure double glazed window to rear, central heating radiator, small door to storage cupboard and ceiling light point.

**OUTSIDE** Paved patio area with lawn adjoining and fenced boundaries, side entrance, cold water tap and timber garden shed.

Council Tax Band B - Walsall

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 25 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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