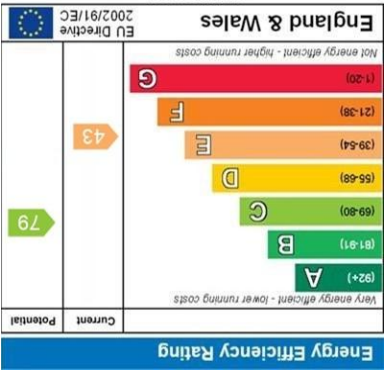


Great Barr | 0121 241 4441



- NO UPWARD CHAIN
- EXTENDED SEMI DETACHED
- THROUGH LOUNGE
- EXTENDED KITCHEN
- THREE BEDROOMS
- BATHROOM
- OFF ROAD PARKING
- RECESSED GARAGE
- ATTRACTIVE REAR GARDEN



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.





Property Description

This property is a beautifully laid out 2-story house spanning 984 square feet. The ground level is designed with a spacious Through lounge that can be adapted to your personal needs and a well-equipped fitted kitchen. On the first floor, you'll find three more rooms which are versatile in their potential usage and can cater to both sleeping or working arrangements. The upper level also features a full bathroom complete with a bath. In addition to indoor spaces, this property boasts a garage that offers extra storage capacity or room for one vehicle. With a combination of space and functionality, this property is ideal for anyone seeking a comfortable living environment.

The property is approached via a driveway /front garden leading to:-

STORM PORCH Having feature front entrance door to:-

RECEPTION HALL Having obscure double glazed windows to either side of the door, stairs to first floor, central heating radiator, ceiling light point and doors off to through lounge and extended kitchen.

THROUGH LOUNGE 9' 11" x 28' 5" (3.02m x 8.66m) Having double glazed walk in bay window to front, double glazed half bay window to rear incorporating door to rear garden, two central heating radiators and two light points.

EXTENDED FITTED KITCHEN 6' 6" x 21' 6" (1.98m x 6.55m) Having a range of base, wall and drawer units with work surfaces over, breakfast bar, stainless steel sink unit with mixer tap and drainer to side, space and point for slot in cooker, space and plumbing for washing machine, double glazed window to rear, space and points for further appliances, central heating radiator and two fluorescent lights.

FIRST FLOOR Approached via return staircase to first floor landing having obscure double glazed window to side, access to loft space, ceiling light point, doors off to three bedrooms and bathroom.

BEDROOM ONE 10' 0" x 14' 10" (3.05m x 4.52m) Having double glazed walk in bay window to rear, central heating radiator and ceiling light point.

BEDROOM TWO 9' 8" x 14' 1" (2.95m x 4.29m) Having double glazed walk in bay window to front, central heating radiator and ceiling light point.

BEDROOM THREE 6' 9" x 7' 3" (2.06m x 2.21m) Having double glazed window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, obscure double glazed windows to side and rear, extractor, central heating radiator and ceiling light point.

REAR GARDEN Having paved patio area with lawn adjoining, fenced boundaries and recessed garage.

Council Tax Band B Birmingham City 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 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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

WANT TO SELL YOUR OWN PROPERTY?