

Energy Efficiency Rating	
Potential	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>lot energy efficient - higher running costs</p>
Current	<p>75</p> <p>82</p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p> <p>www.epcau.com</p>	



**green**  
& company



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- A bright, modern living room with a vaulted ceiling, a large skylight, and a silver chandelier. The room features a light grey sofa, a matching ottoman, and a glass coffee table. A large window with patterned curtains provides a view of the garden. Decor includes a round clock, a potted plant, and a small wooden side table.

## Offers In Excess Of £400,000



## Property Description

This spacious 1348-square-foot property spans across two floors and offers a well-thought-out floor plan. With three bedrooms and two bathrooms/shower rooms, it ensures comfortable living space for a family. On the ground floor, you will find two living rooms, a fully functional bathroom equipped with a shower, a study for quiet contemplation or work, and an extended high finish kitchen, fitted with a double oven, microwave and steam oven for culinary adventures. The upper-level houses three lovely bedrooms for rest and relaxation and is complemented by a second bathroom featuring a bath. With its substantial size and carefully designed layout, this property provides ample space for family life, work, and leisure.

The property is approached via a paved multi-vehicle driveway with steps leading to:-

**ENCLOSED DOUBLE-GLAZED PORCH** Having double-glazed windows to three elevations incorporating double-glazed door to porch and wall light point and ceiling light point and feature front entrance door to:-

**SPACIOUS AND WELCOMING RECEPTION HALL** Having stairs off to first floor, central heating radiator, ceiling spotlighting and doors off to lounge, kitchen and useful store cupboard under stairs.

**LOUNGE** 10' 3" x 14' 3" (3.12m x 4.34m) Having double-glazed walk-in bay window to front aspect, two central heating radiators and ceiling light point.

**EXTENDED DINING KITCHEN** 15' 10" x 22' 4" (4.83m x 6.81m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, space and plumbing for washing machine, space and point for dryer, AEG built-in eye-level double oven, AEG integrated microwave and AEG integrated steam oven, five-ring gas hob with modern extractor / light chimney above, space and point for upright American fridge/freezer, island, Velux windows, glass splash back, electric underfloor heating, double-glazed window to rear, door to rear garden, built-in larder unit, kitchen cupboard housing gas central heating boiler, central heating radiator, ceiling spotlighting, TV recess, recess for surround bar, panel lighting and open door through to:-

**INNER HALLWAY** Having access to roof space, central heating radiator and door off to second reception room, downstairs shower room and study.

**SECOND RECEPTION ROOM/BEDROOM FOUR** 19' 4" x 12' 9" (5.89m x 3.89m) Having double-glazed French doors to rear garden with double-glazed windows to either side, two central heating radiators, two Velux windows, three wall light points and ceiling light point.

**DOWNSTAIRS SHOWER ROOM** 8' 11" x 7' 3" (2.72m x 2.21m) Having white suite comprising low-flush WC, wash hand basin set in vanity unit, walk-in double shower cubicle with fitted shower, wall tiling, complementary floor tiling, chrome vertical heated towel rail radiator, extractor, ceiling spotlighting and obscure double-glazed window to side.

**STUDY** 9' 2" x 8' 8" (2.79m x 2.64m) Having double-glazed window to front aspect, central heating radiator and ceiling light point.

**FIRST FLOOR** Approached via a turning staircase to first floor landing having double-glazed window to side aspect, access to loft space via pull door ladder, boarded, carpeted, power and lighting, and doors off to three bedrooms and bathroom.

**BEDROOM ONE** 10' 2" x 12' 10" (3.1m x 3.91m) Having double-glazed window to front aspect, central heating radiator, ceiling light point.

**BEDROOM TWO** 10' 1" x 12' 10" (3.07m x 3.91m) Having double-glazed window to rear aspect, central heating radiator, ceiling light point.

**BEDROOM THREE** 5' 11" x 7' 9" (1.8m x 2.36m) Having double-glazed window to front aspect, central heating radiator, ceiling light point.

**BATHROOM** 5' 10" x 8' 10" (1.78m x 2.69m) Having white suite comprising low-flush WC set into vanity unit, wash hand basin set into vanity unit, panelled bath with fitted shower over, obscure double-glazed window to rear, complementary wall tiles, tiled flooring, electric underfloor heating, chrome vertical heated towel rail radiator and ceiling spotlighting.

**OUTSIDE** Having paved patio with steps down to lawn, fenced boundaries, having tradesman side entrance, cold water tap, lighting and 2-point socket.

**AGENTS NOTE** The vendor has confirmed there is Cat 5e cable running from the office to the living room and two double rooms for hardwire connections.

There are security cameras to the front, side and rear of the property and an alarm system.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type - Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps. Broadband Type - Superfast Highest available download speed 79 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Openreach

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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