

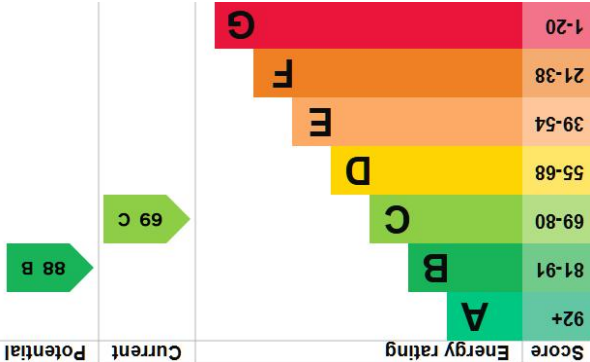
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- WELL PRESENTED SEMI DETACHED
- HALLWAY
- THROUGH LOUNGE
- FITTED KITCHEN
- THREE BEDROOMS
- REFITTED BATHROOM
- GOOD SIZE REAR GARDEN
- REAR DOUBLE GARAGE
- OFF ROAD PARKING



Appleton Avenue, Great Barr, Birmingham, B43 5QD

£270,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This delightful two-storey property spans 1189 square feet and features a thoughtful floor plan efficiently designed for comfort and practical living. The ground floor houses a generous combined living room and dining room space, complemented by a well-appointed kitchen. Ascend to the second floor to discover the private quarters, which comprises three stellar bedrooms, and a bathroom with a bath. With a garage included for secure vehicle storage or additional space, this property is an excellent choice for those seeking to combine effortless living with convenience.

The property is approached via a block paved multi-vehicle driveway leading to feature front entrance door into:-

RECEPTION HALL Having laminate flooring, stairs to first floor, central heating radiator, half door to useful storage cupboard under stairs, ceiling light point, door off to through lounge and doorway through to kitchen.

THROUGH LOUNGE 10' 4" x 26' 3" (3.15m x 8m) Having double glazed window to front, central heating radiator, laminate flooring, double glazed sliding patio door to rear and two ceiling light points.

KITCHEN 5' 11" x 8' 7" (1.8m x 2.62m) 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 plumbing for dishwasher, tiled splashbacks, double glazed window to rear, door to pantry, tiled flooring, space and point for slot in cooker, extractor/light chimney above and door to covered to side passage.

COVERED SIDE PASSAGE 3' 4" x 20' 5" (1.02m x 6.22m) Having tiled flooring, doors to front and rear and fluorescent strip light.

FIRST FLOOR

LANDING Approached via return staircase and having access to loft space, ceiling light point and doors off to three bedrooms and bathroom.

BEDROOM ONE 10' 4" x 11' 11" (3.15m x 3.63m) Having double glazed window to front, central heating radiator and ceiling light point.

BEDROOM TWO 10' 5" x 11' 9" (3.18m x 3.58m) Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE 5' 11" x 7' 4" (1.8m x 2.24m) Having double glazed window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; low flush WC, wash hand basin set into vanity unit, p-shaped bath with fitted shower over, obscure double glazed window to rear, tiled splash backs, tiled flooring, chrome vertical heated towel rail and ceiling light point.

OUTSIDE To the rear is a block paved patio area with lawn adjoining leading to rear double garage and fenced boundaries.

DOUBLE GARAGE 19' 1" x 18' 3" (5.82m x 5.56m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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, Vodafone, limited for EE, Three and data

likely available for O2, Vodafone, limited for EE, Three
Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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.

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