

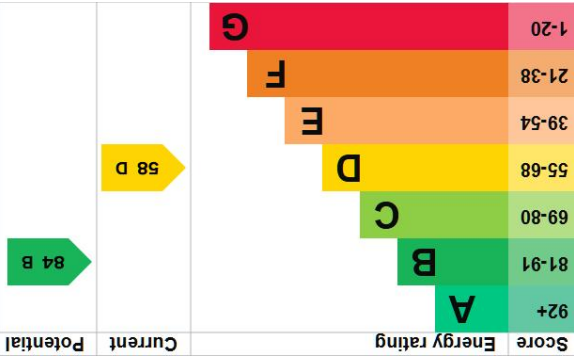
NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- EXTENDED SEMI-DETACHED HOME
- WELL PRESENTED
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- THREE BEDROOMS
- REFITTED BATHROOM
- OFF ROAD PARKING
- RECESSED GARAGE/UTILITY/WC
- ATTRACTIVE REAR GARDEN
- VIEWING RECOMMENDED



Elmbridge Road, Great Barr, Birmingham, B44 8AB

£280,000



Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

This open floor plan property showcases 1138 square feet of engaging architectural design spread across 2 floors. On the ground floor, residents will enjoy not one, but two living rooms, each boasting an elegant fireplace for cosy nights in. The spacious garage ensures secure vehicle storage and leads to a utility room for additional household tasks. A well-designed kitchen, complete with a oven, inspires culinary creativity. The second floor provides a more personal setting with peaceful bedrooms, and a well-appointed bathroom with a bath. This home offers a balance of comfort and functionality, making it an ideal choice for a variety of lifestyles.

Approach the property via multi-vehicle block paved driveway leading to:-

ENCLOSED PORCH Having double glazed windows, ceiling light point and door through to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling spotlighting, doors off to two reception rooms, kitchen and useful storage cupboard under stairs.

FRONT RECEPTION ROOM 14' 9" x 10' 8" (4.5m x 3.25m) Having walk in double glazed bay window to front, central heating radiator, coving to ceiling, ceiling light point and wall light point.

REAR RECEPTION ROOM 19' 8" x 9' 0" (5.99m x 2.74m) Having double glazed windows incorporating double glazed door to rear garden, central heating radiator, coving to ceiling and two ceiling light points.

KITCHEN 15' 6" x 5' 10" (4.72m x 1.78m) Having a range of base, wall and drawer units with work surfaces over, space and point for upright fridge freezer, sink unit with mixer tap and drainer to side, space and plumbing for washing machine, integrated oven with four ring gas hob and extractor/light chimney above, tiled splashbacks, two obscure double glazed windows to side, door to rear garden and ceiling spotlighting.

FIRST FLOOR

LANDING Approached via return staircase and having obscure double glazed window to side, access to loft space, ceiling light point and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 10" x 10' 5" (4.22m x 3.18m) Having double glazed bay window to rear aspect, central heating radiator, ceiling light point and ceiling spotlighting.

BEDROOM TWO 15' 2" x 9' 2" (4.62m x 2.79m) Having walk in double glazed bay window to front, central heating radiator and ceiling light point.

BEDROOM THREE 8' 1" x 7' 0" (2.46m x 2.13m) Having double glazed triangular window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; panel bath with fitted shower over, wash hand basin set into vanity unit with drawer, low flush WC, complementary wall tiling, obscure double glazed window to rear, vertical heated towel rail and ceiling spotlighting.

GARAGE 16' 2" x 9' 4" (4.93m x 2.84m) With pedestrian access door, up and over entrance door, door through to utility area. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

UTILITY AREA 5' 9" x 8' 10" (1.75m x 2.69m) Having base cupboards with work surface over, stainless sink unit, low flush WC and obscure double glazed window to garden.

REAR GARDEN With door to garage, paved patio area, steps down to lawn, fenced boundaries, steps down to further paved patio area with half door to useful storage space, timber garden shed.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good in home and outdoor

EE, O2, Vodafone - Variable in home and good out door

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, Virgin Media, 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441