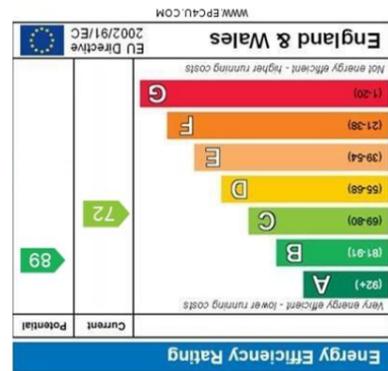


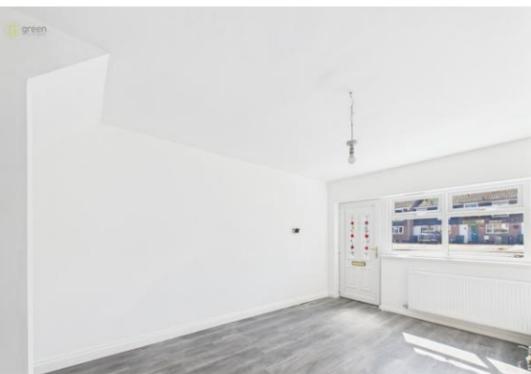
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441

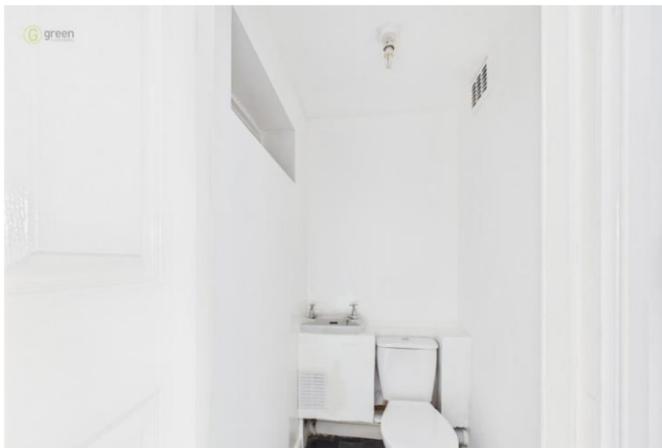


- NEWLY RENOVATED
- FOUR GREAT SIZED BEDROOMS
- PERFECT FOR NEW FAMILIES
- GOOD TRANSPORT LINKS AND LOCAL AMENITIES
- DOWNSTAIRS W/C



Meadowside Close, Great Barr, Birmingham, B43 6BP

Offers In Excess Of  
 £215,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

**OUTSIDE TO THE FRONT** Situated in a cul-de-sac, block paved driveway to front door leading to

**LOUNGE** 15' 1" x 11' 10" (4.6m x 3.61m) laminate wood flooring, double glazed window to front, gas central heating radiator, ceiling lights, open plan hallway leading to

**KITCHEN** 11' 4" x 11' 11" (3.45m x 3.63m) Vinyl flooring, ceiling lights, Fitted kitchen with floor and base units, fitted gas oven hob with extractor fan, mixer tap sink and base, gas central heating boiler and radiator, double glazed sliding door to rear, door leading to

**WC** Wash hand basin, ceiling lights, W/C

**FIRST FLOOR LANDING** Carpeted flooring, ceiling lights, gas central heating radiator, door leading to

**BEDROOM THREE** 9' 4" x 11' 11" (2.84m x 3.63m) Double glazed window to front, Carpeted flooring, ceiling lights, gas central heating radiator

**BEDROOM FOUR** 5' 9" x 12' 0" (1.75m x 3.66m) Double glazed window to rear, Carpeted flooring, ceiling lights, gas central heating radiator

**SECOND FLOOR LANDING** Carpeted flooring, ceiling lights, gas central heating radiator, door leading to

**BATHROOM** 9' 6" x 5' 1" (2.9m x 1.55m) Ceiling Window, vinyl flooring, gas central heating radiator, W/C, Sink with under storage space, corner bath tub with mixer tap and over head shower

**BEDROOM ONE** 9' 9" x 11' 11" (2.97m x 3.63m) Double glazed window to rear, Carpeted flooring, ceiling lights, gas central heating radiator

**BEDROOM TWO** 9' 2" x 11' 11" (2.79m x 3.63m) Double glazed window to front, Carpeted flooring, ceiling lights, gas central heating radiator

**OUTSIDE TO THE REAR** Enclosed garden with fence surround.

Council Tax Band C - Sandwell

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

Mobile coverage for:  
EE and O2 - Variable in-home, good outdoor  
Three - Good (outdoor only)  
Vodafone - Good in-home and outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 128 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.

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 PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441