

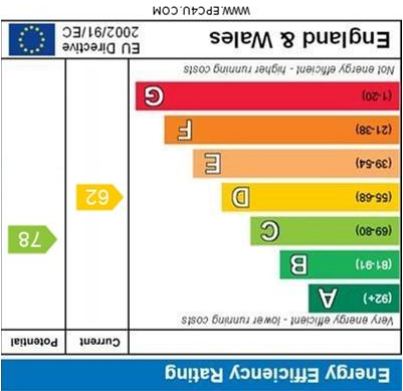
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

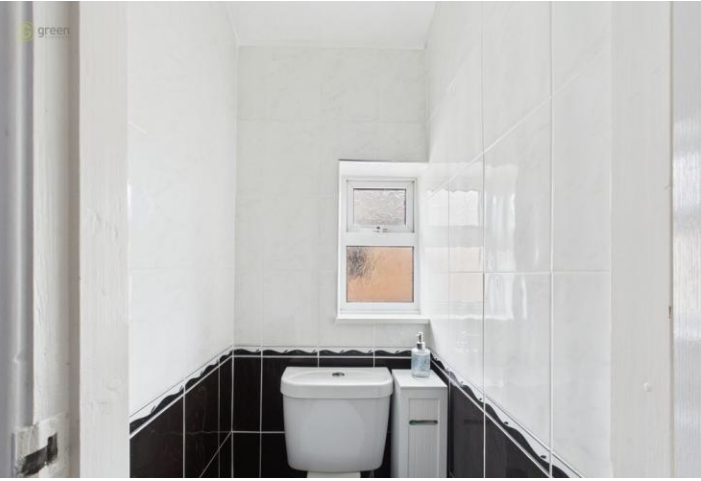


- WELL PRESENTED FAMILY HOME
- PERFECT FOR FIRST TIME BUYERS
- SOUGHT AFTER AREA
- OFF ROAD PARKING FOR TWO
- GARDEN MADE FOR ENTERTAINING



Hembs Crescent, Great Barr, Birmingham, B43 5DG

Offers In Region Of
£250,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

OUTSIDE TO THE FRONT Having a block paved driveway, steps to side leading to front door, side access to rear garden.

PORCH Having double glazed windows to front, door into:-

HALL Having laminate flooring, gas central heating radiator, ceiling lights and window to front

LIVING ROOM 14' 4" x 10' 4" (4.37m x 3.15m) With double glazed bay window to front, laminate flooring, gas central heating radiator, ceiling lights and gas fireplace.

KITCHEN/DINER 13' 0" x 16' 9" (3.96m x 5.11m) Having a range of wall and base units, space for washing machine, integrated oven and hob and extractor fan, space for dishwasher, double glazed windows to rear, laminate flooring, half tiled walls gas central heating radiator, double glazed sliding doors out to rear garden.

FIRST FLOOR LANDING Having carpeted flooring, double glazed windows to side.

BEDROOM THREE 7' 7" x 5' 11" (2.31m x 1.8m) With double glazed window to front, gas central heating radiator, ceiling lights and carpeted flooring.

BEDROOM TWO 12' 7" x 10' 5" (3.84m x 3.18m) With double glazed bay window to front, gas central heating radiator, ceiling lights and carpeted flooring.

BEDROOM ONE 13' 0" x 8' 8" (3.96m x 2.64m) With double glazed window to rear, gas central heating radiator, fitted wardrobes, ceiling lights and carpeted flooring.

BATHROOM Being fully tiled and having gas central heating radiator, bath with shower over and mixer tap and double glazed window to rear, wash hand basin.

SEPARATE WC With low level WC, double glazed window to side and being fully tiled.

REAR GARDEN Having patio with steps leading up to lawn and fenced boundaries.

Council Tax Band C Sandwell Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home

EE - Good outdoor and variable in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 134Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441