



(1) Excluding balconies and terraces  
Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

Approximate total area  
192.3 m<sup>2</sup>  
2070 ft<sup>2</sup>



green  
& company



- STUNNING ONE OF A KIND PROPERTY
- SIX DOUBLE BEDROOMS
- ANNEX SEPERATE TO MAIN HOUSE
- LARGE EIGHT CAR DRIVE
- FIVE TOTAL BATHROOMS



Ray Hall Lane, Birmingham, B43 6JE

£750,000





## Property Description

We are extremely pleased to welcome this unique property found on the much sought after RayHall Lane, with lovely views of horse-grazing (green-belt) land directly opposite.

This is a well presented six bedroom family home, having recently undergone extensive building/design work, inside and out.

The eight vehicle gravel driveway is open fronted, finished with Indian Black Slate full width steps leading up to the front door and then sweeps all the way round the house to the rear large patio area.

The feature that makes this home stand out from the rest, is the carefully planned, recently added self-contained annexe.

Currently in the main home there are four double bedrooms, two en-suites and two, family bathrooms. The adjoining annexe comprises of two double bedrooms, a bathroom, separate washroom, kitchen/diner/lounge.

All this can easily be converted back into one whole residence, if required.

Inside you have the main kitchen/living space done to a great degree with bi-fold doors out to the rear and skylights above leaving a bright and airy feel throughout the whole downstairs. Similarly, the annexe has a large kitchen/living space with skylight and double doors out to its own private garden.

This is a must see for large families looking for a quite space to reside or those with parents looking to reside together.

TO THE FRONT An eight vehicle gravel drive leading up on to Indian Black Slate full width steps. A glazed composite front door, leading into:-

ENTRANCE HALL Having tiled flooring, gas central heating radiator, ceiling light

DOWNSTAIRS BATHROOM Consisting of a walk-in shower with electric shower, fully tiled walls and floor, single hand wash basin, WC, gas central heating towel radiator, ceiling light.

LIVING ROOM 10' 0" x 10' 10" (3.05m x 3.3m) Having carpeted flooring, double glazed 'Georgian' bay window to front, ceiling lights, gas central heating radiator.

KITCHEN/LIVING AREA 22' 11" x 21' 6" (6.99m x 6.55m) Having tiled flooring, wall and base units, integrated oven, microwave, hob and extractor fan, integrated fridge freezer, integrated dishwasher, gas central heating radiator, double glazed bi-folding doors out to rear patio/garden, kitchen island with inset sink and mixer tap, electric hot-air floor heaters.

FIRST FLOOR LANDING Carpeted and having double glazed 'Georgian' window to front, ceiling lights and radiator.

BEDROOM THREE 12' 4" x 10' 10" (3.76m x 3.3m) Carpeted and having double glazed 'Georgian' bay window to the front, ceiling lights and gas central heating radiator.

BEDROOM ONE 13' 8" x 12' 8" (4.17m x 3.86m) Carpeted and having double glazed 'Georgian' window to rear, ceiling lights and gas central heating radiator.

ENSUITE Being fully tiled and having bath with mixer tap, gas central heating towel radiator, hand wash basin, WC and double glazed 'Georgian' window to rear.

BEDROOM FOUR 12' 0" x 11' 0" (3.66m x 3.35m) Carpeted and having double glazed bay 'Georgian' windows to front, ceiling lights and gas central heating radiator.

BEDROOM TWO 10' 6" x 9' 11" (3.2m x 3.02m) Carpeted and having double glazed 'Georgian' window to rear, ceiling lights and gas central heating radiator, walk-in cupboard area.

ENSUITE Being fully tiled and having walk-in shower cubicle, gas central heating towel radiator, hand wash basin, WC and double glazed 'Georgian' window to rear.

FAMILY BATHROOM Having gas central heating towel radiator, bath with mixer tap and shower, wash hand basin, WC and ceiling lights.

REAR GARDEN Having an Indian Black Slate full width patio with steps leading up to the lawn, with fenced boundaries a gate leads on to rear of the garden where there's a brick-built shed and boundary fence.

ANNEXE Accessed via a composite side-gate but with its own front (side) door.

KITCHEN/DINING/LIVING AREA 21' 5" x 11' 7" (6.53m x 3.53m) Having tiled flooring, integrated oven, microwave, extractor fan and hob, wall and base units, double glazed 'Georgian' double doors to rear, skylights, gas central

heating radiators.

UTILITY AREA Having space for washing machine and clothes dryer.

BEDROOM TWO 10' 0" x 6' (3.05m x 1.83m) Carpeted and having ceiling lights and gas central heating radiator.

SEPARATE WC Having gas central heating chrome towel radiator, wash hand basin, WC and is fully tiled, wall to ceiling.

BATHROOM Having bath with mixer tap, double glazed 'Georgian' window to side, walk-in shower, wash hand basin, gas central heating chrome towel radiator, ceiling lights and again is fully tiled, wall to ceiling.

WALK-IN-WARDROBE 5' 4" x 10' 1" (1.63m x 3.07m) With double glazed 'Georgian' window to side, carpeted flooring, ceiling lights.

and door to:-

BEDROOM ONE 13' 2" x 10' 0" (4.01m x 3.05m) With double glazed bay 'Georgian' window to front, carpeted flooring, ceiling fan-light and gas central heating radiator.

REAR OF ANNEXE Benefiting from its own private garden and continuing the theme with the Indian Black Slate patio, with steps up on to lawn area and fenced boundaries.

Council Tax Band D Sandwell Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE, Vodafone - Good outdoor and in home  
Three - Good outdoor and variable in home  
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 61 Mbps. Highest available upload speed 14Mbps.  
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.

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

