

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



- WELL PRESENTED FAMILY HOME
- KITCHEN WITH BREAKFAST BAR
- INTEGRAL GARAGE
- DOWNSTAIRS OFFICE/GUEST ROOM
- SOUGHT AFTER RESIDENTIAL AREA

Abbotsford Avenue, Great Barr, Birmingham,
B43 6HD

Offers In Excess Of
£295,000



Property Description

On the market now is this beautifully presented family home on Abbotsford Avenue. To the front you have great curb appeal with a block paved drive along with an integral garage. The front door leads in to the entrance hall, a great open space unique to these particular style of homes. It creates a separation between the living space and outside whilst offering space for storage. The next door leads you in to the front lounge. With a bay window and a great layout this room has a great cosy feeling but still offers space for guests. Off the lounge you have access to the hallway which will lead you to the remaining rooms downstairs. One of those rooms is the kitchen - having a breakfast bar and full fitted goods, this kitchen is a dream for buyers looking for a larger styled kitchen. To make things better, from here you can also access the conservatory giving the kitchen tones of light and views over the garden. It's a great place to nestle with a morning coffee or afternoon tea. Again from the hallway, you have a convenient downstairs W/C, further storage and then access in to the home office. Having great versatility, this room offers the next buyer the potential to make it their own, from a separate dining space, a guest bedroom or an at home work space - there's plenty of ways to leave your stamp! (And the sky light is also a great touch). From the office you do have a utility space keeping the washing machine and boiler followed by a door to the integral garage which many will see as an opportunity to create more living space or a downstairs bathroom! Upstairs now you have 3 sizeable bedrooms with the first and second having a great size and also adjacent is the family bathroom which has been kept to a great level. Finally, to the rear you have lawn with decking to the side which is perfect once dressed for summer nights.

In short this home is completely ready to go, offers a lot of size and the location is the icing on top with it being one of the most sought after residential areas in Great Barr. If you're interested in buying your dream home call in now before it's too late!

TO THE FRONT Having a block paved driveway with a sectioned off pebbled area, access to garage, storage cupboards and front door into:-

ENTRANCE Having carpeted flooring, double glazed window to front, door leading to storage and double doors leading into:-

LIVING ROOM 17' 3" x 12' 8" (5.26m x 3.86m) Having carpeted flooring, double glazed bay window to front, ceiling lights, gas central heating radiator.

HALLWAY Carpeted and having ceiling lights and doors to:-

KITCHEN 10' 9" x 10' 5" (3.28m x 3.18m) Having tiled flooring, tiled splash backs, wall and base units, mixer tap sink, integrated oven and hob with extractor over, built in integrated dishwasher, ceiling lights, double glazed sliding doors into:-

CONSERVATORY 15' 2" x 6' 0" (4.62m x 1.83m) Having tiled flooring, double glazed windows to rear.

WC Fully tiled and having wash hand basin, double glazed window to conservatory, WC, radiator and ceiling light.

OFFICE 6' 6" x 15' 11" (1.98m x 4.85m) Being carpeted and having double glazed window to rear, ceiling skylight, radiator, ceiling lights.

UTILITY ROOM 6' 10" x 3' 7" (2.08m x 1.09m) Space for washing machine, wash hand basin, tiled flooring, ceiling light and door to garage.

GARAGE 8' 7" x 15' 2" (2.62m x 4.62m) Having garage door to front, ceiling lights, wall and base units. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Having carpeted flooring, radiator and ceiling lights and doors to:-

BATHROOM Carpeted and having wash hand basin, double glazed window to rear, bath with overhead shower, radiator, tiled walls, WC and sink.

BEDROOM TWO 10' 8" x 9' 0" (3.25m x 2.74m) Carpeted and having double glazed windows to rear, radiator, ceiling lights and built in wardrobes.

BEDROOM ONE 10' 8" x 13' 10" (3.25m x 4.22m) Carpeted and having double glazed windows to front, radiator, ceiling lights and built in wardrobes.

BEDROOM THREE 6' 3" x 7' 2" (1.91m x 2.18m) Carpeted and having double glazed windows to front, radiator, ceiling lights.

REAR GARDEN Having lawn, fenced boundaries and decking area to side.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, O2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 212Mbps. Highest available upload speed 30Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- 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.

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WANT TO SELL YOUR OWN PROPERTY?
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