



- EXTENDED END TERRACE
- HALLWAY
- BEDROOM FOUR/LIVING ROOM
- KITCHEN
- DOWNSTAIRS WETROOM
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY
- THREE BEDROOMS UPSTAIRS
- BATHROOM



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.





## Property Description

**DESCRIPTION** Welcome to market this beautifully presented, well thought out home in Great Barr. If you're looking for ground floor living or 4 bedrooms and 2 bathrooms this is a must see! To the front you have parking for 2 cars plus additional on road parking along with side access to the rear garden. Past the porch, you enter the hallway - from here you can access the front bedroom/ living room. With a bay window and plenty of space, this room could easily be reverted back to a living space or continued to be used as a bedroom. The home also benefits from air conditioning downstairs which you will find in the bedroom and living room! Moving on to the kitchen, you have a great space for all culinary activities with an abundance of counter and storage space paired with an integral hob and double oven. Also, in the kitchen is access to the downstairs wet room - essential for buyers looking for ground floor living or a separate bathroom. It's larger in size holding a W/C sink and a wheelchair friendly shower.

After the kitchen, is the living quarters. In here you will find the second air conditioning unit which is perfect for summer when the sun is at peak! The current owners had extended the living room further to add a separate sun room which easily can create a separate room or be combined to have an airy and large feeling living space. Now upstairs, you have the traditional two double bedrooms followed by the single bedroom along with the family bathroom. The entire home is in good condition and won't need immediate attention anywhere other than cosmetics. To the rear you have an easily maintained yet stunning garden with functional storage space right at the back.

If this sounds of interest to you then get in contact now before it's too late!

The property is approached via a paved driveway with paved stairs leading up to:-

**ENCLOSED PORCH** Having double glazed sliding door and feature front entrance door into:-

**RECEPTION HALL** Having stairs off to first floor, radiator, ceiling light point, half door to useful storage cupboard under stairs, door to bedroom four/living room and doorway through to kitchen.

**BEDROOM FOUR/LIVING ROOM** 8' 9" x 13' 11" (2.67m x 4.24m) Having double glazed walk in bay window to front, radiator, wall mounted air conditioning unit, coving to ceiling and ceiling light point.

**KITCHEN** 9' 4" x 9' 10" (2.84m x 3m) Having a range of base, wall and drawer units with work surfaces over, integrated eye level oven and grill, space and plumbing for washing machine, space and plumbing for dishwasher, obscure double glazed window to side, space and point for dryer, wall mounted gas central heating boiler, stainless steel sink unit with mixer tap and drainer to side, integrated four ring gas hob, space and point for upright American style fridge freezer, double glazed window to lounge, door to lounge, two ceiling light points and door to downstairs wet room.

**WET ROOM** Having a white suite comprising; low flush WC, fitted shower, complementary part wall tiling, radiator, extractor and ceiling light point.

**LOUNGE** 13' 5" x 8' 6" (4.09m x 2.59m) Having bi-fold doors to conservatory, radiator wall mounted air conditioning unit and ceiling light point.

**CONSERVATORY** 11' 9" x 7' 9" (3.58m x 2.36m) Having radiator, double glazed windows to three elevations incorporating double glazed French doors to rear garden and wall light points.

**FIRST FLOOR**

**LANDING** Approached via easy tread staircase and having access to loft space, ceiling light point and doors off to three bedrooms and bathroom.

**BEDROOM ONE** 8' 7" x 12' 0" (2.62m x 3.66m) Having double glazed window to front, radiator and ceiling light point.

**BEDROOM TWO** 9' 5" x 9' 11" (2.87m x 3.02m) Having double glazed window to rear, radiator and ceiling light point.

**BEDROOM THREE** 6' 8" x 6' 11" (2.03m x 2.11m) Having double glazed window to front, radiator and ceiling light point.

**BATHROOM** Having a white suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, complementary wall tiling, obscure double glazed window to rear, radiator and ceiling light point.

**OUTSIDE**

**ATTRACTIVE REAR GARDEN** Having paved patio area with lawn adjoining, tradesman side entrance and fenced boundaries.

Council Tax Band B Birmingham City Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas Central Heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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