

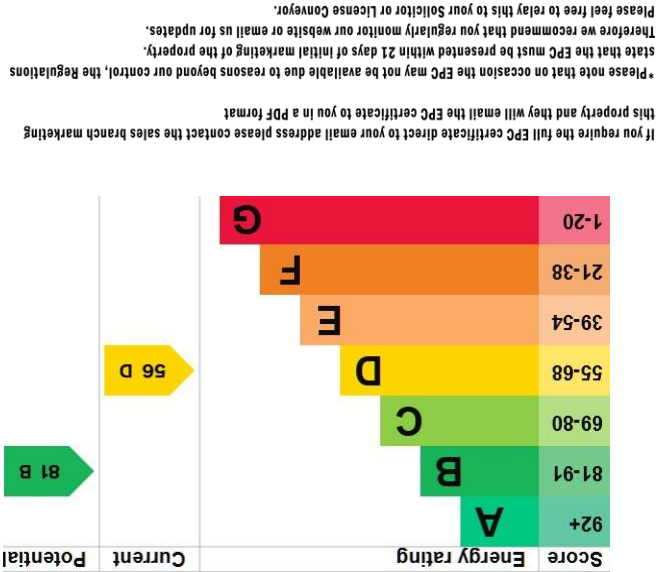


- A HOME WITH STUNNING VIEWS
- WHITECREST ESTATE
- GROUND FLOOR LIVING
- HIGH STANDARD THROUGHOUT
- LARGE REAR EXTENSION



Abbotsford Avenue, Great Barr,
Birmingham, Sandwell, B43 6HA

£400,000





Property Description

Welcome to market this beautifully presented 4 bedroom domer bungalow on the Whiteoak Estate. To start, this home has great curb appeal - with the front recently rendered and a large block paved drive fitting several vehicles, followed by barn styled doors down to the recessed detached garage giving even more optional parking space! Inside you'll find this home has been elaborately crafted with an abundance of in built storage and a very functional layout. The front half of the home you'll find the 3 ground floor bedrooms and the family bathroom. All 3 bedrooms are very sizeable and impress with the amount of light that seeps through to them all. Bedroom 2 is the largest downstairs which is perfect for someone needing ground floor access as it fits a large bed with plenty of space for a large wardrobe - shown perfectly in the photos. The other half of the home flaunts the newly built extension, done to a very high level. Compared to the size of the original living room, this new space has been heavily altered; still with great views of the rear garden and access to the terrace, this is clearly the heart of the home. Following an open plan theme, you can access the kitchen/diner from here also. A high grade Wren's kitchen has been put in by the owners very recently with a great finish. It includes a completely built in kitchen with a double oven, hob, dishwasher, washing machine, fridge and freezer! All whilst leaving space for wine storage. The kitchen does come with a breakfast island with stylish hanging lights but alternatively you can use the dining table which is perfect for intimate meals with amazing views.

Upstairs, you will find the largest and what I would call the master bedroom. With a double window facing the front and an En-suite, this a great space for those wanting a separate living space to the rest! The En-suite is fully tiled with a W/C, sink and walk in shower for your enjoyment. My favourite part of the home is the rear garden. Unique to a certain few on the estate, this home comes with a large rear garden that benefits with stunning views over the Holly Wood Nature Reserve. The garden is perfect for all activities and the view is the icing on top. This is something that needs to be appreciated in person.

If this home is of interest to you then call and email now before it's too late.

TO THE FRONT Having large block paved driveway, front door into hallway and double gates to carport which gives access to garage.

HALLWAY Having ceiling lights, doors to three storage cupboards, radiator, door leading to:-

BEDROOM THREE 10' 0" x 7' 11" (3.05m x 2.41m) Having double glazed window to front, radiator, laminate flooring and ceiling lights.

BEDROOM TWO 10' 11" x 7' (3.33m x 2.13m) Having double glazed window to front, radiator, laminate flooring and ceiling lights.

BEDROOM FOUR 8' 9" x 8' 8" (2.67m x 2.64m) Having double glazed window to side, radiator, laminate flooring and ceiling lights.

BATHROOM Having fully tiled walls, double glazed window to side, wash hand basin, bath with mixer tap, walk in shower with electric shower over, WC, heated towel radiator, vinyl flooring.

KITCHEN/DINER 10' 23" x 8' (3.63m x 2.44m) Having Wren wall and base units with integrated double oven, hob and extractor, integrated dishwasher, washing machine, sink with mixer tap, integrated fridge and freezer, ceiling lights, tiled splash back.

Dining area being carpeted and having radiator, double glazed double doors to terrace, ceiling lights.

LIVING ROOM 11' 11" x 26' 3" (3.63m x 8m) Having carpeted flooring, ceiling lights, radiator, double glazed double doors to terrace.

FIRST FLOOR

BEDROOM ONE 18' 3" x 12' 11" (5.56m x 3.94m) Having laminate flooring, double glazed windows to front, radiator, ceiling lights and door to:-

ENSUITE Having fully tiled walls and floor, WC, walk in shower, wash hand basin and ceiling lights.

OUTSIDE Having tiled terrace with fence surround and stairs leading down to lawn with shrubs and fenced boundaries.

GARAGE 8' 3" x 20' 6" (2.51m x 6.25m) Having double glazed window to side, power, ceiling lights, garage door to front and pedestrian door to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Sandwell Metropolitan Borough Council

Utility Supply
Electric - Mains
Gas - Mains

Water - Mains
Heating - 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, Vodafone - Good outdoor and in home
Three - Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 29Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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