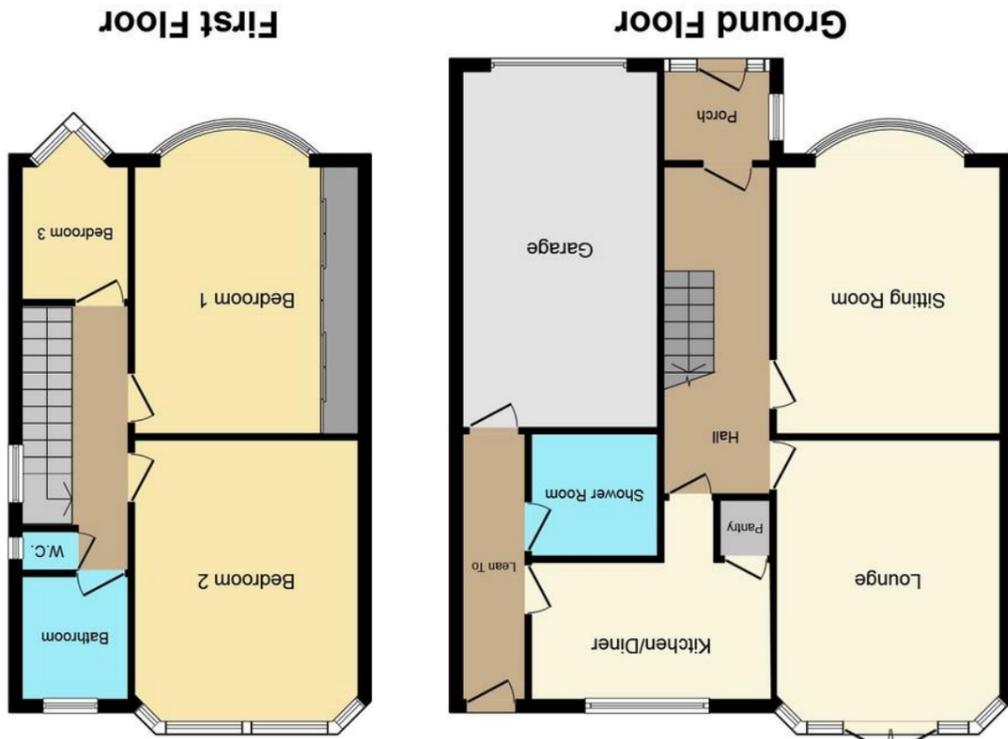
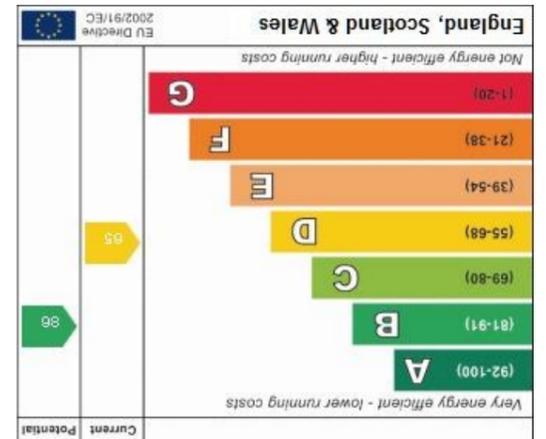


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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 Throughout
- Two Reception Rooms
- Kitchen Breakfast/Diner
- Three Good Size Bedrooms
- Spacious Rear Garden
- Ample Off-Road Parking & Garage



Walsall Road, Great Barr, B42 1EP

Offers Over £350,000

Property Description

This WELL-PRESENTED EXTENDED FAMILY HOME is ideally located for good school catchment, shops and the main commuter routes to Birmingham City Centre. In brief the ground floor accommodation comprises of porch, reception hall, sitting room, lounge, kitchen breakfast/diner and shower room. On the first floor there three bedrooms, a family bathroom and w/c. Outside there is a large garden to the rear whilst to the front there is ample space for off-road parking with a garage. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. Call Green & Company to arrange your viewing.

APPROACH having paved drive providing ample space for off road parking with access to garage and enclosed porch.

PORCH having uPVC double glazed door with matching sides.

HALLWAY approached via glazed reception door, having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

SITTING ROOM 16' 0" (max.) x 11' 5" (max.) (4.88m x 3.48m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

LOUNGE 16' 5" (max.) x 11' 5" (max.) (5m x 3.48m) having ceiling/walls light points, power points, central heating radiator, double glazed windows and uPVC double glazed doors opening to rear garden.

KITCHEN BREAKFAST/DINER 13' 5" (max.) x 13' 2" (max.) (4.09m x 4.01m) having double glazed window to rear elevation, ceiling light points, power points, a range of wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances, access to pantry and door to lean-to.

LEAN-TO having ceiling light point, wall mounted electric heater and doors off to shower room and garage.

SHOWER ROOM having ceiling light points, walk-in shower, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having double glazed window to side elevation, ceiling light point and doors off to all rooms.

BEDROOM ONE 16' 0" (max.) x 9' 5" (min. to wardrobes) (4.88m x 2.87m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

BEDROOM TWO 16' 0" (max.) x 11' 5" (max.) (4.88m x 3.48m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 9' 0" x 7' 10" (2.74m x 2.39m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

FAMILY BATHROOM having opaque double glazed window to rear elevation, ceiling light point, a matching suite comprising of bath with taps/shower over, wash hand basin, airing cupboard and complimentary tiling to splashbacks.

WC having opaque double glazed window to side elevation, ceiling light point, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having a paved patio leading on to a well maintained garden surrounded by an array of shrubs/plants.

GARAGE 20' 0" x 8' 5" (6.1m x 2.57m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND D Birmingham City Council

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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