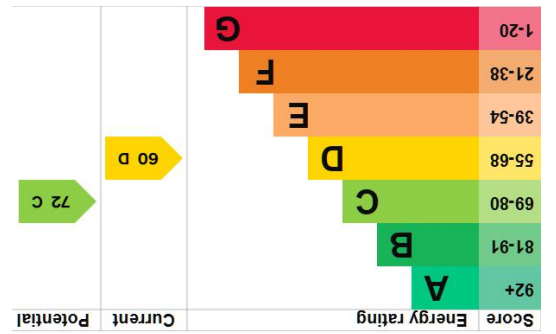


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**

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 Conveyor.



Great Barr | 0121 241 4441



- Large Family Residence
- Two Reception Rooms
- Kitchen/Diner & Utility
- Four Bedrooms
- Spacious Loft Room
- Fabulous Rear Garden

Thornbridge Avenue, Great Barr, B42 2PS

£450,000

## Property Description

\*\*\*DRAFT SALES DETAILS Awaiting Vendor Approval\*\*\*

IF SPACE IS WHAT YOU ARE LOOKING FOR...LOOK NO FURTHER then this UNIQUE FOUR BEDROOM family home. Situated in a SOUGHT POPULAR LOCATION being close to local amenities and good schools with public transport on hand. MUST BE VIEWED to fully appreciate the overall size, location and further potential of the accommodation on offer. Call Green & Company to arrange your viewing.

APPROACH having a spacious drive and access to property via front reception door or porch.

LOUNGE 23' 0" (max.) x 13' 9" (max.) (7.01m x 4.19m) having double glazed window to front elevation, light points, power points, two central heating radiators, stairs to first floor accommodation and double glazed sliding doors opening to sunroom.

SUNROOM 7' 4" x 14' 10" (2.24m x 4.52m) having double glazed windows, power points, central heating radiator, door giving access to side elevation, double glazed sliding door to rear garden and glazed bi-folding door opening to kitchen/diner.

KITCHEN/DINER 19' 10" (max.) x 11' 5" (max.) (6.05m x 3.48m) having double glazed window to rear elevation, skylight windows, light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, inset sink/drainage with mixer tap over, ample space for a range of appliances, fitted seating area, access to utility and door to sitting room.

UTILITY 9' 1" x 5' 3" (2.77m x 1.6m) having window to side elevation, light point, power points, base units with work surfaces over and ample space for appliances.

SITTING ROOM 12' 10" x 14' 0" (max.) (3.91m x 4.27m) having double glazed window to front elevation, light point, power points, central heating radiator and door to front reception porch.

PORCH having double glazed sliding door, light point, closet, access to veranda and stairs to first floor accommodation.

FIRST FLOOR LANDING having double glazed window to side elevation, central heating radiator and doors off to all rooms.

BEDROOM ONE 12' 10" x 11' 0" (max.) (3.91m x 3.35m) having double glazed window to front elevation, skylight window, light point, power points, wash hand basin, shower and access to dressing room.

DRESSING ROOM having light point, hanging rails and providing useful storage space.

SHOWER ROOM having double glazed window to rear elevation, light points, central heating radiator, a matching suite comprising of shower, vanity unit incorporating wash hand basin with storage beneath, low flush w/c and tiling to splashbacks.

BEDROOM TWO 10' 0" x 8' 0" (3.05m x 2.44m) having double glazed window to rear elevation, light point, power points, central heating radiator and door to bedroom or study.

BEDROOM/STUDY 9' 10" x 9' 7" (3m x 2.92m) having double glazed window to rear elevation, light point, power points, built-in storage and door to landing area.

LANDING AREA approached via staircase from lounge, having light point, power points, stairs to loft room and doors off to all rooms.

BEDROOM FOUR 12' 10" x 11' 5" (3.91m x 3.48m) having double glazed window to front elevation, light point, power points, central heating radiator and sliding door to dressing room.

DRESSING ROOM having light point, hanging rail and shelving.

SHOWER ROOM having double glazed window to rear elevation, light points, central heating radiator, a matching suite comprising of shower, wash hand basin, low flush w/c and tiling to splashbacks.

SECOND FLOOR access via stairs from landing area.

LOFT ROOM having skylight window, light point, power points and offering great potential for further development.

### OUTSIDE

REAR GARDEN having a covered decked patio area with access to gardeners w/c leading up to a lawn garden space surrounded by an array of attractive plants and shrubs.

WORKSHOP & STORE having power/lighting.

PROPERTY INFORMATION the property consists of two dwellings which have been combined and modified by the present occupier in their ownership. Our vendor has advised they may consider purchasing the freehold upon completion subject to offer received.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.

Broadband Type = Superfast Highest available download speed 181 Mbps. Highest available upload speed 25 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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.

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 leasehold with approximately 940 years and approximately 62 years remaining for the two respective properties. Ground Rent is approximately £20 and £9 per annum for both properties (the vendor is not aware of any ground rent review period) there is no service charge. 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 Solicitors or Surveyor.

Please note that all measurements are approximate.

