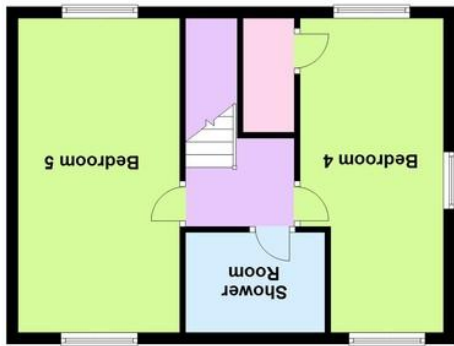
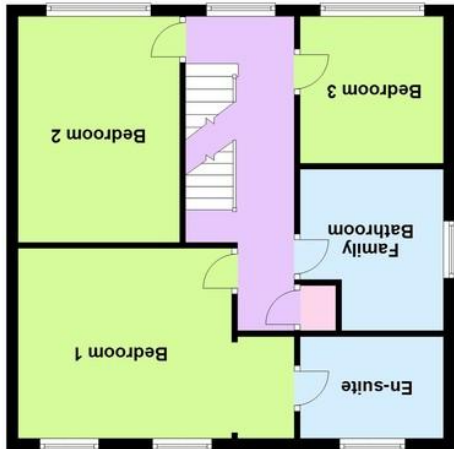


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor



First Floor



Ground Floor

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



- Well Presented Throughout
- Kitchen Breakfast/Diner
- Spacious Lounge
- Five Good Sized Bedrooms
- Well Maintained Rear Garden
- Ample Off-Road Parking & Garage



David Harman Drive, West Bromwich, B71 3RH

Offers In Region Of
 £525,000



Property Description

This MODERN and CONTEMPORARY detached family home is well presented throughout. The property is conveniently located for all local amenities including access to the M6 motorway link. Offering excellent family accommodation - an internal inspection is essential to appreciate the accommodation on offer which in brief comprises of: porch, entrance hall, spacious lounge, dining room, kitchen breakfast/diner with a range of integrated appliances, utility, guest cloakroom and conservatory to the ground floor. To the first floor there are three bedrooms with fitted wardrobes (one with en-suite) and a family bathroom. Stairs lead to second floor which comprises of a further two bedrooms and a shower room. Outside there is a well maintained rear garden and ample off road parking to the front with the benefit of a double garage (with plumbing & electrics) to the side. CALL GREEN & COMPANY TO ARRANGE YOUR VIEWING!

COUNCIL TAX BAND E Sandwell Metropolitan Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 Mbps.
Networks in your area - 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.

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.



TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

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 all measurements are approximate.

