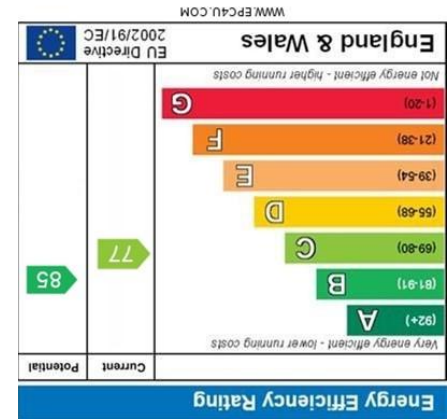


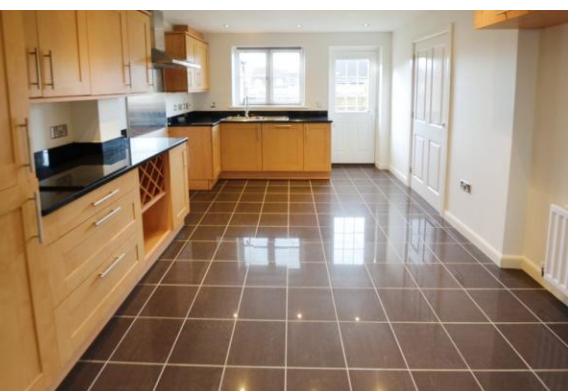
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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



- Superb Presentation Throughout
- Spacious Lounge
- Kitchen & Dining Room
- Five Bedrooms
- Family Bathroom & Three En-Suites



Horseshoe Crescent, Great Barr, B43 7BF

£425,000

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: entrance hall, spacious lounge, dining room, kitchen breakfast/diner and guest cloakroom to the ground floor. To the first floor there are three bedrooms (two with en-suites) and a family bathroom. Stairs lead to second floor which comprises of a further two bedrooms and an en-suite in one of the bedrooms. Outside there is a well maintained rear garden and ample off road parking to the front with the benefit of a garage to the side. CALL GREEN & COMPANY TO ARRANGE YOUR VIEWING!

APPROACH having drive with access to property via front reception door.

HALL having double glazed window to front, light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

KITCHEN 19' 8" x 11' 2" (5.99m x 3.4m) having double glazed window to rear elevation, light points, power points, central heating radiator, a range of wall/base units with worktops over, inset sink with mixer tap over, ample space for a range of appliances, door to dining room and double glazed door opening to rear garden.

DINING ROOM 10' 6" x 9' 2" (3.2m x 2.79m) having double glazed window/doors to rear elevation, light point, power points, central heating radiator and French doors to lounge.

LOUNGE 20' 8" x 10' 2" (6.3m x 3.1m) having double glazed window to front elevation, light points, power points and two central heating radiators.

GUEST CLOAKROOM having light point, central heating radiator, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having light point, central heating radiator, stairs to second floor accommodation and doors off to all rooms.

BEDROOM ONE 16' 5" x 10' 2" (5m x 3.1m) having double glazed window to front elevation, light point, power points, central heating radiator and door to en-suite.

EN-SUITE having double glazed window to front elevation, light point, heated towel rail, wash hand basin, shower and low flush w/c.

BEDROOM TWO 9' 10" x 10' 6" (3m x 3.2m) having double glazed window to rear elevation, light point, power points, central heating radiator and door to en-suite.

EN-SUITE having double glazed window to side elevation, light point, heated towel rail, wash hand basin, shower and low flush w/c.

BEDROOM THREE 9' 2" x 10' 10" (2.79m x 3.3m) having double glazed window to rear elevation, light point, power points and central heating radiator.

FAMILY BATHROOM having a double glazed window to front elevation, light points, heated towel rail, a matching suite comprising of bath, shower, wash hand basin and low flush w/c.

SECOND FLOOR LANDING having double glazed window to rear elevation, light point and doors off to all rooms.

BEDROOM FOUR 24' 0" x 8' 2" (7.32m x 2.49m) having double glazed windows, light points, power points and two central heating radiators.

BEDROOM FIVE 20' 0" x 10' 2" (6.1m x 3.1m) having double glazed windows, light points, power points, two central heating radiators and door to en-suite.

EN-SUITE having double glazed window to rear elevation, light point, heated towel rail, wash hand basin, shower and low flush w/c.

OUTSIDE

REAR GARDEN having paved and lawned areas with access to garage via pedestrian door.

TANDEM GARAGE (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND F Walsall Metropolitan Borough Council

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.

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Please note that all measurements are approximate.

