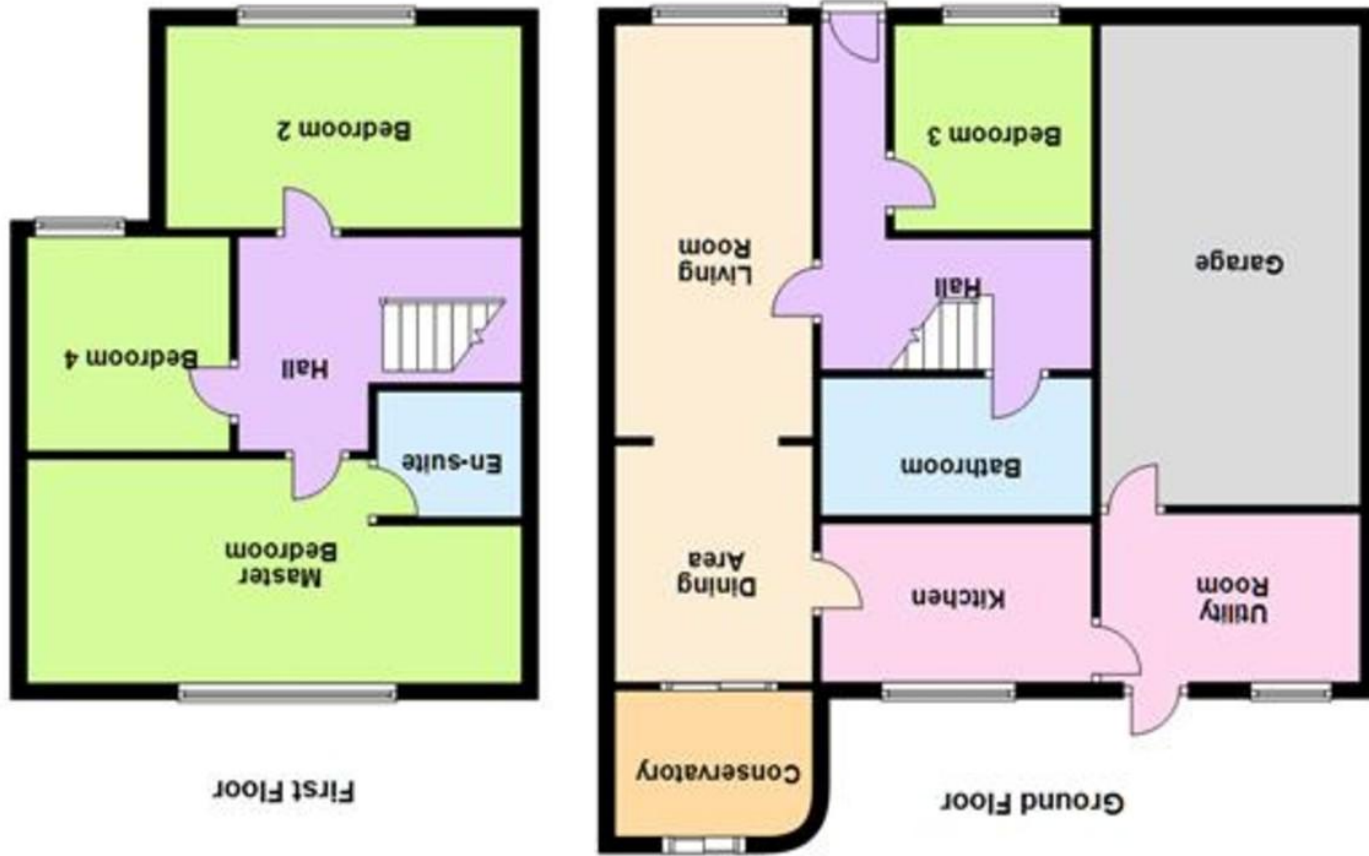


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 69 C  
Potential: 80 C

Great Barr | 0121 241 4441



- IMMACULATE LINK DETACHED PROPERTY
- FOUR BEDROOMS
- TWO BATHROOMS
- MASTER BEDROOM WITH EN-SUITE
- LUXURIOUS WHIRLPOOL BATH
- DRIVEWAY FOR THREE CARS

Fairview Avenue, Great Barr,  
Birmingham, B42 1LT

£425,000



## Property Description

This immaculate link detached property is the perfect family home, offering spacious and comfortable living spaces. With four bedrooms, two bathrooms, and two reception rooms, there is ample space for everyone to enjoy.

The master bedroom is a double room, featuring an en-suite bathroom and built-in wardrobes. Natural light floods the room, creating a bright and inviting atmosphere. The second and third bedrooms are also doubles, with the second bedroom benefiting from spacious proportions and built-in wardrobes. The fourth bedroom is a single room, providing versatility and the potential for a home office or study area.

The two bathrooms in the property are both stylish and well-appointed. The first bathroom features a large walk in shower and a whirlpool bath, offering relaxation and indulgence. The second bathroom is an en-suite, complete with a shower cubicle.

The kitchen is modern and functional, boasting modern appliances and marble countertops. Natural light fills the space, creating a bright and airy ambience that is perfect for culinary endeavours.

There are two reception rooms, each offering unique features. The first reception room features large windows, a fireplace, and wood floors, creating a warm and cozy atmosphere. The second reception room offers garden views and direct access to the large garden, perfect for entertaining guests or enjoying outdoor activities.

Situated in a quiet and peaceful location, this property benefits from excellent public transport links, nearby schools, and local amenities. Additionally, the property is nestled near a canal, providing picturesque views and opportunities for leisurely walks.

**HALLWAY** With UPVC door and doors to bedroom, lounge, bathroom and storage cupboard under stairs.

**BEDROOM THREE** 9' 10" MAX 1' 6" (3m x 3.51m) With radiator, ceiling light point and window to front.

**LIVING ROOM** 26' 3" x 10' 2" (8m x 3.1m) A spacious room with window to front, radiator, two ceiling light points and opening through to:-

**DINING AREA** 12' 5" x 10' 0" (3.78m x 3.05m) Having double doors to conservatory, opening to kitchen, ceiling light point and radiator.

**CONSERVATORY** Having ceiling light point, power points, windows and doors to rear garden.

**KITCHEN** 13' 9" x 12' 3" (4.19m x 3.73m) Having two ceiling light points, wall mounted boiler, a range of wall and base units with worktop surfaces over, double oven with six ring gas hob and extractor fan, plumbing for dishwasher, plumbing for washing machine, window to rear and door to utility room.

**UTILITY ROOM** 12' 8" x 8' 8" (3.86m x 2.64m) With doors to rear garden and garage.

**DOWNSTAIRS BATHROOM** 15' 8" x 8' 8" (4.78m x 2.64m) Having a white suite comprising: double whirlpool bath, walk in shower, low level WC, bidet, vanity wash hand basins with cupboards below, vanity mirror cabinet and two heated towel rails.

**FIRST FLOOR LANDING** With doors to three bedrooms.

**MASTER BEDROOM** 21' 3" x 14' 7" (6.48m x 4.44m) Having window to rear, radiator, built in wardrobes, ceiling light points and door to ensuite.

**ENSUITE** With walk in shower, low level WC, vanity wash hand basin with cupboards beneath and Velux window to side.

**BEDROOM TWO** 15' 0" x 14' 10" (4.57m x 4.52m) With built in wardrobes, built in bedroom furniture, ceiling light point, radiator and window to front.

**BEDROOM FOUR** 6' 2" x 5' 8" (1.88m x 1.73m) Having window to front, ceiling light point and radiator.

**REAR GARDEN** Having patio area leading to stairs up to slated areas with shaped lawn, decked seating area, patio area and access to the road at the back via gate.

**GARAGE** With up and over door to front. (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

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 23 Mbps. Highest available upload speed 0.9Mbps.  
 Broadband Type = Superfast Highest available download speed 75Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Virgin Media, 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.

**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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