

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.

England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	
Potential	77
Current	58
Very energy efficient - lower running costs A (92+)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20) Not energy efficient - higher running costs	

Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOFT ROOM
- DRIVEWAY FOR 7 CARS
- GARAGE
- CORNER PLOT



Princeps Close, Great Barr, Birmingham, B43 7LZ

Offers Over £300,000



## Property Description

A stunning semi-detached property is now available for sale in a peaceful and quiet location, offering a perfect blend of comfort and style. This immaculate home boasts a spacious living room, ideal for entertaining guests or relaxing with the family. The open-plan layout of the first reception room features large windows that flood the space with natural light, complemented by a charming fireplace, creating a warm and inviting atmosphere.

The property comprises three double bedrooms, each offering ample space and comfort, making it perfect for families or couples looking for a tranquil living space. The large bathroom provides a luxurious retreat, while the modern kitchen is equipped with top-of-the-line appliances, granite countertops, and plenty of natural light, making it a chef's delight.

Noteworthy features of this property include a garage, a driveway with space for seven cars, a convenient downstairs W/C, a delightful conservatory, a through lounge, and a loft room, offering versatility and functionality. With an EPC rating of D and a council tax band of C, this home is not only aesthetically pleasing but also energy-efficient and cost-effective. Don't miss the opportunity to make this exceptional property your new home.

**PORCH** Having automatic lighting, door into:-

**HALLWAY** Stairs leading to first floor, laminate flooring, ceiling light point, radiator, under stairs storage cupboard.

**LOUNGE** 21' 6" x 11' 6" (6.55m x 3.51m) Two ceiling light points, three radiators, bay window to front, fireplace, patio doors leading to conservatory.

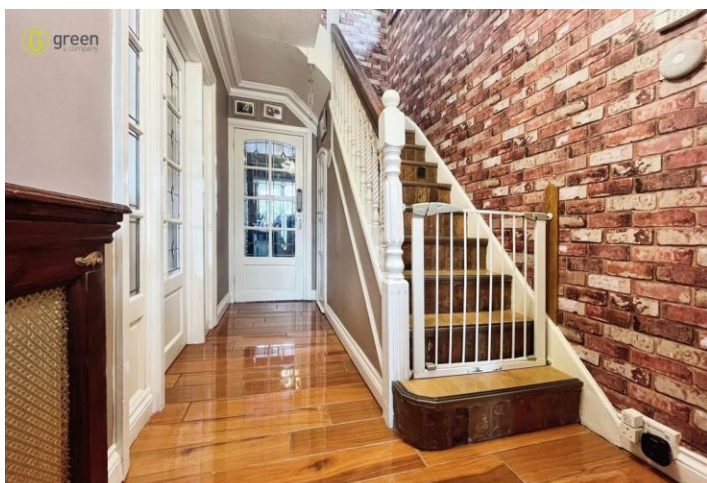
**CONSERVATORY** 12' 4" x 9' 3" (3.76m x 2.82m) Brick built, log burner, laminate flooring, radiator, windows to rear garden.

**GUEST WC** Having ceiling light point, sink, window and toilet.

**KITCHEN** 15' 10" x 8' 0" (4.83m x 2.44m) Wall and base units, two ceiling light points, two windows to rear garden, access to the garage, free-standing oven, gas hob and electric oven.

**REAR GARDEN** Accessed via patio door from the conservatory, block paved, slabbed area which was previously used for a hot tub, steps to artificial grass, surrounding shrubs, automatic lighting, fold out veranda.

**GARAGE** Roller shutter door, two ceiling light points  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



### FIRST FLOOR

**BEDROOM ONE** 11' 8" MAX x 9' 10" (3.56m x 3m) Ceiling light point, bay window to front, laminate flooring, radiator.

**BEDROOM TWO** 10' 2" x 9' 6" (3.1m x 2.9m) Window to rear garden, ceiling light point and radiator.

**BEDROOM THREE** 8' 7" x 7' 11" (2.62m x 2.41m) Ceiling light point, window to front and radiator.

**LOFT ROOM** 14' 5" MAX x 10' 2" (4.39m x 3.1m) Stairs leading to loft area, ceiling light point, two loft windows, radiator and built-in wardrobes.

Council Tax Band C - Walsall

Predicted mobile phone coverage and broadband services at the property:-  
Mobile coverage - voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps.  
Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 190 Mbps.  
Highest available upload speed 27 Mbps.

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

Networks in your area - Openreach, Virgin Media

**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. 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

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