

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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- DRIVEWAY
- GARAGE
- THROUGH LOUNGE

Walsall Road, Great Barr, Birmingham, B42 1EY

£350,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

This charming semi-detached property in good condition is now available for sale. Perfect for families and couples, this home boasts three double bedrooms, two of which include built-in wardrobes, and two bathrooms, one of which has been newly refurbished and the other features a free-standing shower.

The property offers a spacious reception room with open-plan layout, large windows allowing plenty of natural light, and direct access to the garden, where you can enjoy outdoor relaxation. The modern kitchen is equipped with all necessary appliances and includes a utility room for added convenience.

Notable features of this home include a garage, garden, through lounge, utility room, and a driveway, providing ample space for parking. With an Energy Performance Certificate rating of C and falling under Council Tax Band C, this property is both energy-efficient and cost-effective.

Located conveniently near public transport links, schools, and walking routes, this property offers both comfort and accessibility. Don't miss the opportunity to make this lovely home yours.

PORCH Having wall light.

HALLWAY Having two ceiling light points, laminate flooring, radiator, stairs to first floor, under stairs area.

THROUGH LOUNGE 26' 0" x 14' 0" MAX (7.92m x 4.27m) Two ceiling light points, two radiators, bay window to front, patio door to rear of the property to access the garden.

KITCHEN 8' 11" x 10' 6" (2.72m x 3.2m) Ceiling light point, window to rear, wall and base units, radiator, sink, space for double fridge/freezer and space for cooker.

EXTENDED UTILITIY ROOM 6' 11" x 5' 10" (2.11m x 1.78m) Ceiling light point, power points, door to rear garden.

DOWNSTAIRS BATHROOM 5' 2" x 4' 10" (1.57m x 1.47m) Spotlights, free-standing shower, sink, toilet, tiled, radiator, window to rear.

GARAGE 15' 8" x 9' 8" (4.78m x 2.95m) Up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

BEDROOM ONE 15' 0" MAX x 9' 9" (4.57m x 2.97m) Double bedroom, bay window to front, ceiling light point and radiator.

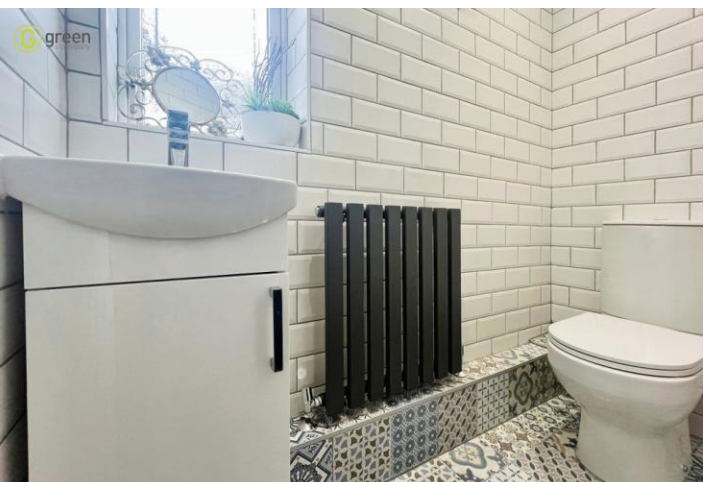
BEDROOM TWO 10' 6" x 8' 11" (3.2m x 2.72m) Ceiling light point, radiator, window to front, loft access, built-in wardrobes.

BEDROOM THREE 9' 6" x 7' 8" (2.9m x 2.34m) Ceiling light point, radiator, window to rear and storage cupboard.

BATHROOM 5' 11" x 6' 0" (1.8m x 1.83m) Having bath tub, shower, ceiling light point, tiled walls, radiator, sink and window to front, tiled flooring.

SEPARATE WC Tiled flooring, tiled walls, spotlights, sink, cabinet, toilet and radiator, window to side,

GARDEN Paved, leading into grass area and surround by trees.



Council Tax Band C - Birmingham

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 23 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 18 Mbps.

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

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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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