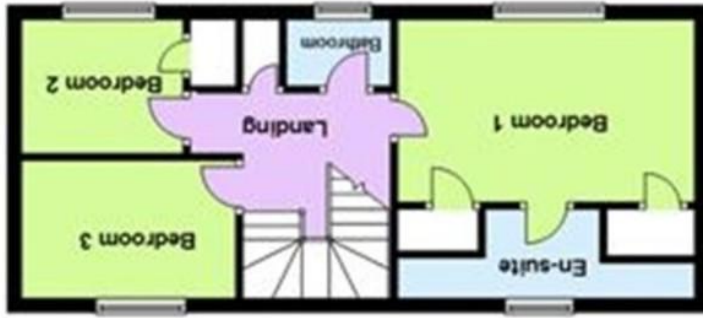


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



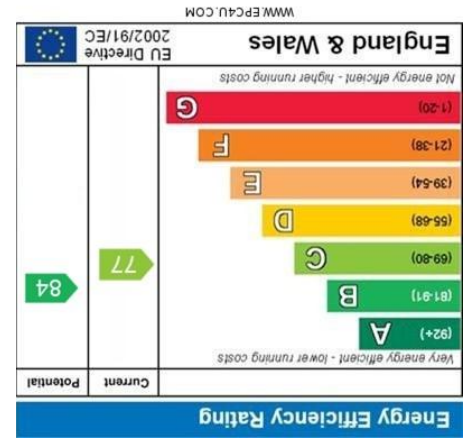
First Floor



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 Conveyer.



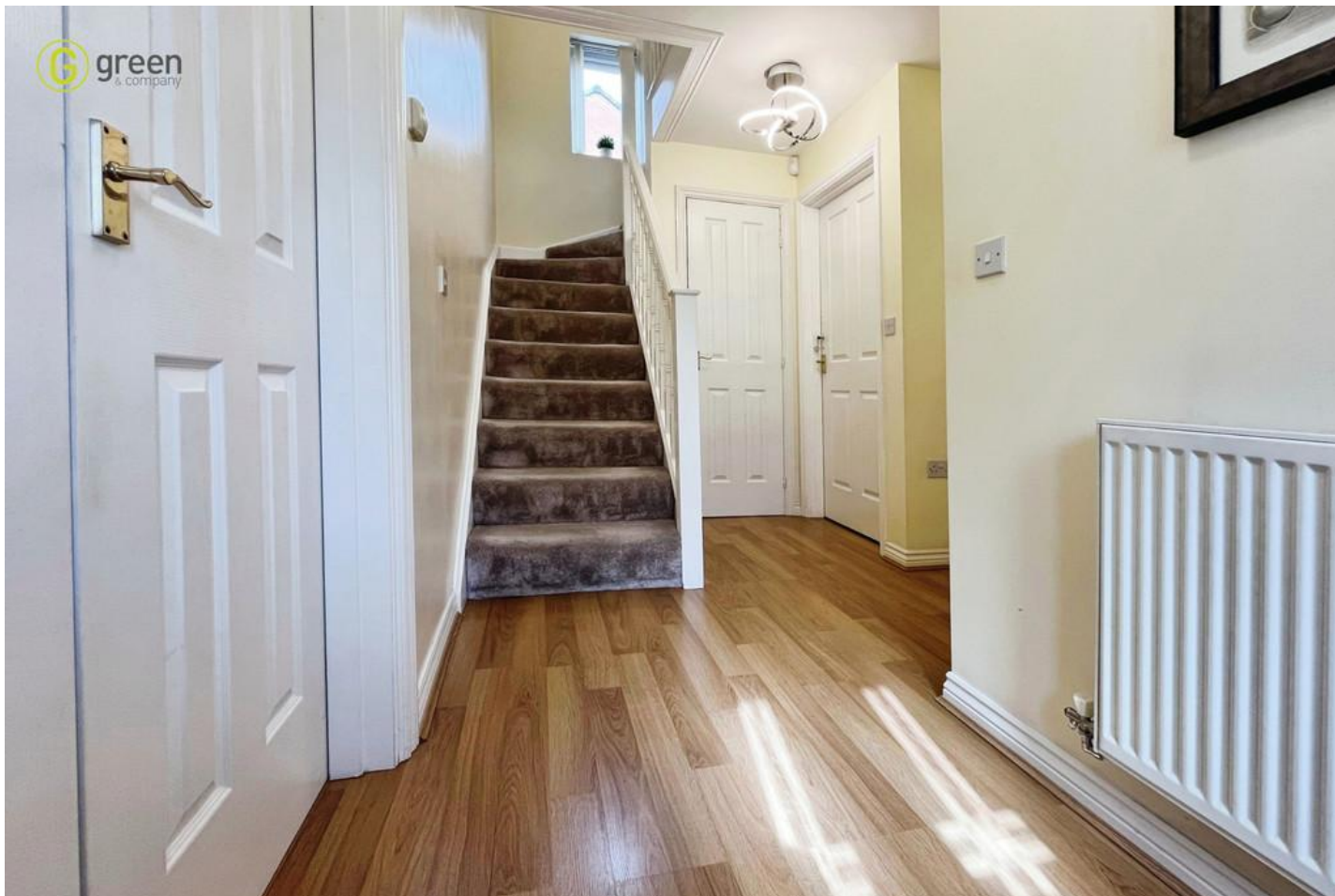
Great Barr | 0121 241 4441



- BEAUTIFUL DEATCHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- MASTER BEDROOM WITH EN-SUITE

Vowles Road, West Bromwich, Birmingham, B71 1AP

£315,000



## Property Description

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

For sale is this beautiful three bedroom detached property. The house is a modern build, offering a contemporary setting and high-quality finishes throughout. It is ideal for families or couples seeking a tranquil yet convenient location. With an EPC rating of C and a council tax band D, this property is economical and manageable.

The property boasts two spacious reception rooms. The first reception room is refurbished and features large windows that offer a delightful garden view. The second reception room acts as a formal dining area, which is perfect for hosting dinners and events.

The modern kitchen, equipped with appliances, makes for a delightful space. Granite countertops and natural light enhance the room's appeal. The built-in fridge/freezer and dishwasher add to the convenience and functionality of this lovely kitchen.

The three double bedrooms are well-proportioned and filled with natural light. Each bedroom features a built-in wardrobe. The master bedroom benefits from a luxurious en-suite bathroom, with a walk-in shower, providing a private and luxurious space for relaxation.

The property has a total of two bathrooms. The family bathroom is fitted with a bathtub, whilst the en-suite bathroom to the master bedroom has a walk-in shower.

The three double bedrooms are well-proportioned and filled with natural light. Two bedrooms feature a built-in wardrobe. The master bedroom benefits from a luxurious en-suite bathroom, with a walk-in shower, providing a private and luxurious space for relaxation.

The property has a total of two bathrooms. The family bathroom is fitted with a bathtub, whilst the en-suite bathroom to the master bedroom has a walk-in shower.

**HALLWAY** Two ceiling light points, laminate flooring, radiator, storage cupboard.

**GUEST WC** Having laminate flooring, ceiling light point, sink, toilet and radiator.

**LIVING ROOM** 16' 8" x 10' 4" (5.08m x 3.15m) Two ceiling light points, window to front, radiator, patio doors with access to the garden.

**DINING ROOM** 9' 8" x 9' 2" (2.95m x 2.79m) Window to front, radiator, feature light, laminate flooring.

**KITCHEN** 20' 6" x 8' 6" (6.25m x 2.59m) Tiled, wall and base units, integrated fridge/freezer, gas oven, gas hob, integral dishwasher, sink unit window to rear, two windows to side, door to garden, space for washing machine, radiator.

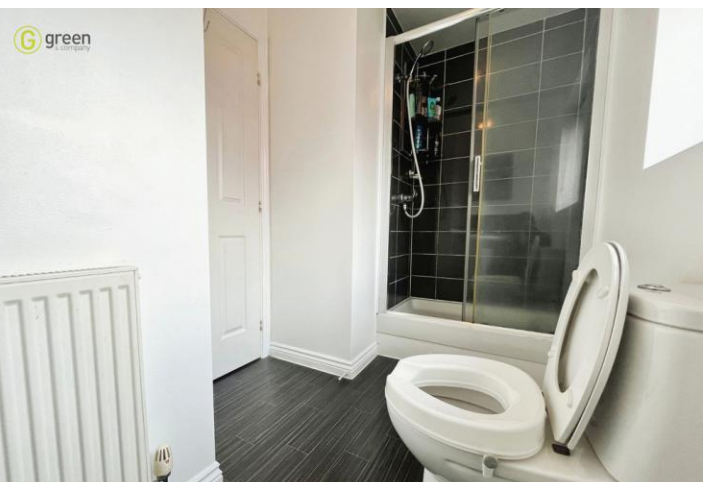
**FIRST FLOOR LANDING** Window, two ceiling light points, radiator, loft access, storage cupboard with hot water tank.

**BEDROOM ONE** 10' 6" x 10' 6" (3.2m x 3.2m) Carpeted, window to front, radiator, ceiling light point, built-in wardrobes.

**EN SUITE** Vinyl flooring, window to rear, sink with splash back, mirror cabinet, radiator, toilet, walk-in shower, ceiling light point and extractor fan.

**BEDROOM TWO** 9' 4" x 8' 0" (2.84m x 2.44m) Built-in wardrobe, window to front, radiator, ceiling light point, carpeted.

**BEDROOM THREE** 11' 2" x 7' 2" (3.4m x 2.18m) Ceiling light point, radiator and window to rear.



**BATHROOM** 6' 6" x 6' 2" (1.98m x 1.88m) Window to rear with blind, sink with splash back, radiator, mirror cabinet, toilet, bath, ceiling light point and extractor fan.

**GARAGE** 17' 8" x 8' 2" (5.38m x 2.49m) Up and over door, electric light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Paved area, lawned area, trees and hedge borders.

Council Tax Band D - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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 - 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**  
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