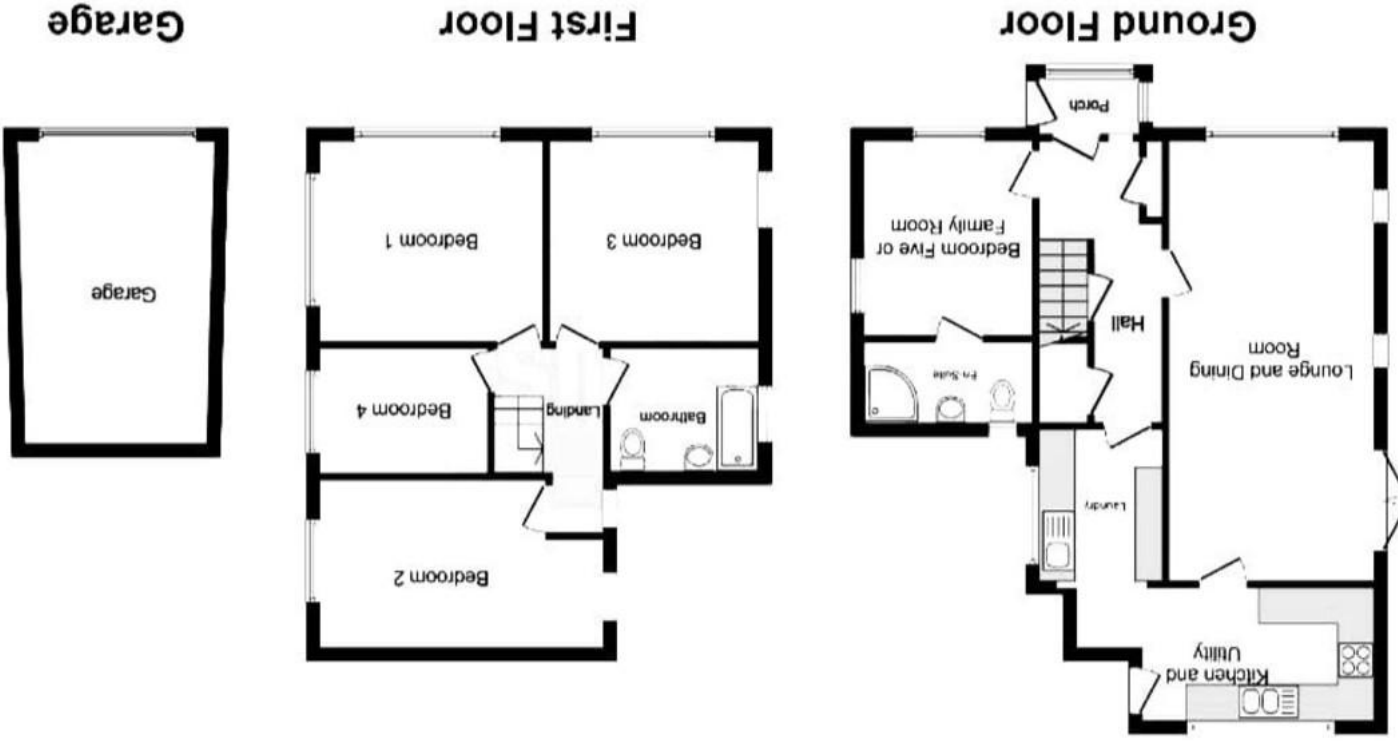
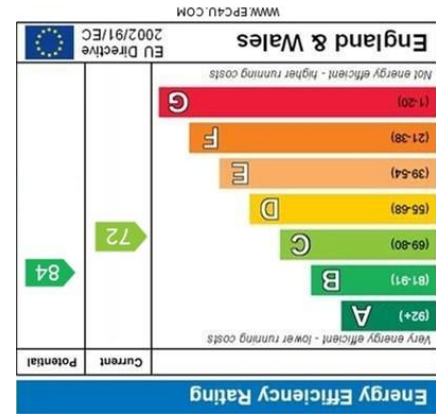


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Great Barr | 0121 241 4441



- BEAUTIFUL DEATCHED FAMILY HOME
- FIVE BEDROOMS
- TWO DRIVEWAYS
- GARAGE
- TWO BATHROOMS
- SIDE AND REAR EXTENSION

Stanton Road, Great Barr, Birmingham, B43 5HU

Offers Over £360,000



Property Description

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

Presenting a stunningly five bedroom detached property, listed for sale, nestled in a tranquil location with access to public transport, local amenities and nearby schools. This property is ideally suited for families and couples seeking a blend of luxury and comfort.

The house is heavily extended and boasts an impressive four bedrooms. The first bedroom is a generous double, offering abundant space for relaxation. The second bedroom is another double, equipped with built-in wardrobes and bathed in natural light. The third bedroom is also a double, while the fourth is a compact single room, perfect for a child or as a home office.

This property features two bathrooms. The primary bathroom is sizeable, designed to provide a sense of luxury. The second bathroom, an en-suite, includes a free-standing shower for a refreshing and private retreat.

The heart of the home is the kitchen, fitted with modern appliances and adorned with granite countertops. Ample natural light provides a bright and inviting space for cooking and dining.

The house offers a single open-plan reception room with large windows that overlook the garden, creating a serene and inviting atmosphere for entertaining or unwinding.

Additional unique features of this property include a garage and two driveways, providing ample parking space. This property offers a rare blend of space, comfort, and convenience, making it an ideal choice for those seeking a superior standard of living.

PORCH Carpeted, windows to front.

HALLWAY Ceiling light point, stairs to first floor, radiator, parquet wooden flooring, under stairs storage.

LOUNGE 23' 8" x 11' 0" (7.21m x 3.35m) Two ceiling light points, four wall lights, half carpeted, half laminate flooring, window to front, two further windows to the side, French doors leading to the garden, two radiators.

KITCHEN 16' 0" x 7' 2" (4.88m x 2.18m) Tiled, wall and base units, free-standing oven, built-in extractor fan, sink, window to rear, ceiling light point, built-in fridge, built-in dishwasher, boiler.

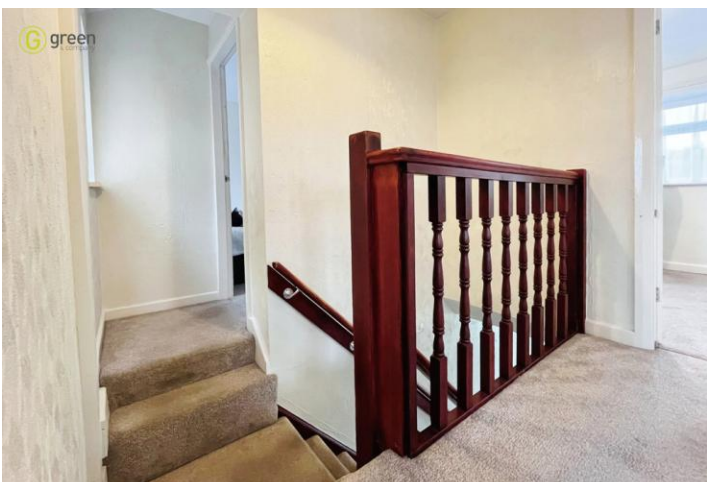
UTILITY 8' 2" x 6' 8" (2.49m x 2.03m) Ceiling light point, wall and base units, sink, window to rear, space for fridge/freezer and washer/dryer.

RECEPTION ROOM/BEDROOM 10' 6" x 8' 9" (3.2m x 2.67m) Ceiling light point, parquet wooden flooring, window to front, window to side, radiator.

EN SUITE Free-standing shower, sink and toilet, towel radiator, window to rear, tiled, electric shower, extractor fan and ceiling light point.

FIRST FLOOR

BEDROOM ONE 11' 7" x 11' 0" (3.53m x 3.35m) Ceiling light point, radiator, two windows to front and side, built-in wardrobes, carpeted.



BEDROOM TWO 15' 5" x 8' 9" (4.7m x 2.67m) window to front and rear, light ceiling point and radiator.

BEDROOM THREE 11' 7" x 11' 0" (3.53m x 3.35m) Ceiling light point, radiator, window to side, window to rear, carpeted.

BEDROOM FOUR 7' 8" x 6' 8" (2.34m x 2.03m) Ceiling light point, radiator, carpeted and window to front.

BATHROOM Tiled, toilet, sink and units, mirror, ceiling light point, radiator, bath with shower over, window to rear.

REAR GARDEN Paved, lawned area, shed, steps leading to garage.

GARAGE 16' 10" x 10' 2" (5.13m x 3.1m) Having roller shutter door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



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 - Openreach

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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