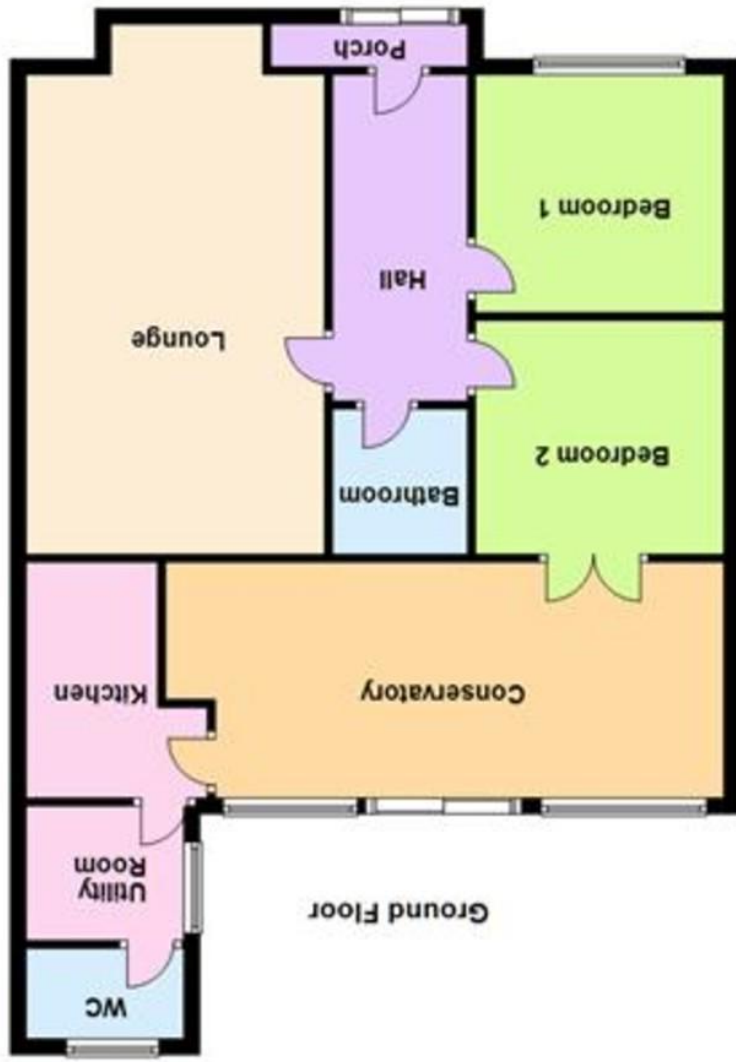
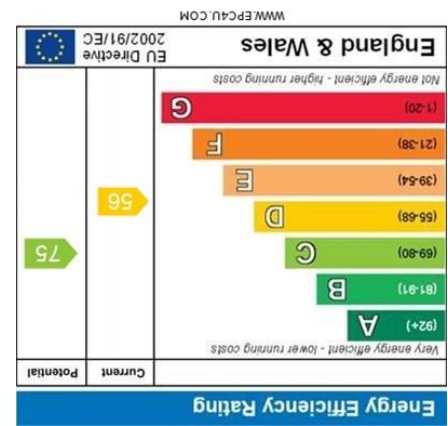


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 BUNGALOW
- TWO DOUBLE BEDROOMS
- GARAGE
- CONSERVATORY
- FAMILY BATHROOM SEPERATE W/C

Walsall Road, Great Barr, Birmingham, B42 1ND

Offers In Region Of £325,000



Property Description

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

This immaculate, detached bungalow is currently listed for sale and offers a wealth of attractive features that make it a perfect choice for families and couples alike. The property boasts two spacious double bedrooms, with the additional benefit of built-in wardrobes in the second bedroom.

The accommodation is complemented by a modern kitchen, equipped with state-of-the-art appliances and boasting marble countertops for a touch of elegance. The built-in fridge/freezer is a practical addition, while the natural light that floods the room adds to its welcoming ambiance.

The property also features a single, open-plan reception room with large windows that allow plenty of light to illuminate the space. A cozy fireplace adds a touch of charm to this room, making it the perfect place to relax in the evenings.

The bathroom is well-appointed with a freestanding shower, and the property benefits from having two toilets. The added utility room provides space for your laundry needs, and the property also includes a conservatory, offering a tranquil space to enjoy the view.

One of the standout features of this property is the inclusion of a garage and additional parking space, a huge benefit for homeowners. The beautiful view offered by this property is another feature that sets it apart.

Situated in a location with excellent public transport links and local amenities, the property provides easy access to walking routes for those who enjoy the outdoors. This delightful bungalow is a unique find and is waiting for the perfect family or couple to call it home.

PORCH

HALLWAY Ceiling light point and radiator.

BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m) Ceiling light point, radiator, window to front.

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m) Ceiling light point, two wall lights, radiator, patio doors to conservatory.

BATHROOM Tiled, sink, toilet, shower, window, spotlights and towel radiator.

LOUNGE 23' 4" x 12' 0" (7.11m x 3.66m) Two ceiling light points, wall lights, bay window to front, two radiators, fireplace.

CONSERVATORY 20' 0" x 13' 6" (6.1m x 4.11m) Two ceiling light points, patio doors to rear with windows, tiled, radiator.

KITCHEN 13' 4" x 7' 6" (4.06m x 2.29m) Wall and base units, sink, window to conservatory, built-in fridge/freezer, double oven, gas hob and extractor fan, boiler.

UTILITY ROOM 6' 2" x 5' 10" (1.88m x 1.78m) Space for dishwasher, washing machine and tumble dryer, ceiling light point and wall units, window to rear garden.



GUEST WC Ceiling light point, toilet, sink and window to rear.

REAR GARDEN Paved, space for pond, lawned area, green-house, double garage, access road to the rear, side access.

Council Tax Band D - Birmingham

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 - Openread, Virgin Media

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 PDF format

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