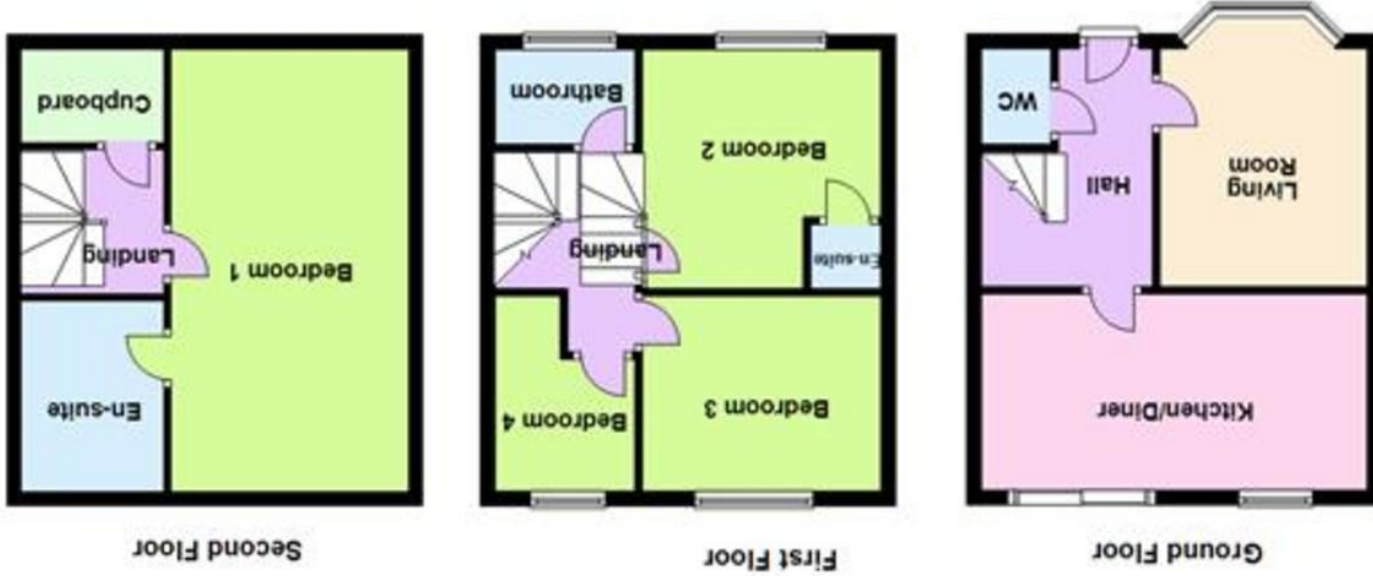
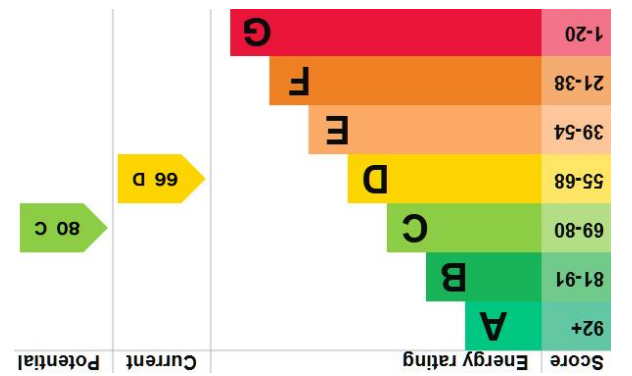


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- SOUGHT AFTER AREA
- NO UPWARD CHAIN
- LARGE KITCHEN/DINING/FAMILY AREA
- MODERN BUILD
- MASTER ROOM WITH DRESSING ROOM AND ENSUITE



Marnham Road, West Bromwich, B71 4AB

Offers In Excess Of  
 £400,000





## Property Description

For sale is this superbly located, well proportioned four bedroom detached property located on the sought after Churchfields estate.

This immaculate presented spacious four bedroom detached property, has a modern build with unique features such as a large open plan kitchen/ dining area. 3 spacious double bedrooms, 2 with en-suites with the master suite having a dedicated dressing area. This exceptional property is ideal for families, or professions selling a blend of luxury and practical living.

The property comprises of a spacious lounge with a bay window, a large modern kitchen area with a range of additional wall base units, wood countertops and integrated cooker with a 5 burner gas hob and french doors leading to the back garden. There is also a downstairs WC and cloak room.

The first floor of the property comprises of 2 double rooms and a single. The master having fitted wardrobes and an en-suite with double shower cubicle.

The family bathroom offers a bath with additional space for storage units.

To the second floor is the loft room which is exceptionally large with a dedicated dressing room area, fitted wardrobes and en-suite with a shower cubicle.

If you are unfamiliar with the area the property is located within walking distance to Sandwell general hospital, Sandwell Valley Country Park and an outstanding Ofsted rated primary school. This family home is located with excellent transport links benefitting from being in close proximity to M5/M6 motorway and all major bus routes.

Finally to the rear garden there is a patio area, and lawned area.

The property is also equipped with a detached garage with overhead storage space with potential to convert into a gym/ bar and dwelling for 3 cars.

**HALLWAY** Parquet wooden flooring, two ceiling light points, radiator, under stairs storage.

**LIVING ROOM** 16' 1" x 10' 10" (4.9m x 3.3m) Bay window to front, two ceiling light points, radiator, parquet wooden flooring.

**GUEST WC** Ceiling light point, toilet, radiator, sink, window to side, parquet wooden flooring.

**KITCHEN** 18' 6" x 12' 1" (5.64m x 3.68m) Laminate flooring, two ceiling light points, wall and base units, I-shaped, double oven, gas hob, extractor fan, boiler, wooden work surfaces, space for washing machine, dishwasher, sink, tiled splash back, two radiators, window to rear and patio door to rear.

### FIRST FLOOR

**BEDROOM TWO** 12' 11" x 11' 0" (3.94m x 3.35m) Ceiling light point, window to front, radiator, built-in wardrobes.

**EN SUITE** Toilet, sink and free-standing shower, tiled, towel radiator and ceiling light point.

**BEDROOM THREE** 12' 1" x 11' 0" (3.68m x 3.35m) Ceiling light point, radiator, window to rear.

**BEDROOM FOUR** 12' 1" x 7' 3" (3.68m x 2.21m) Ceiling light point, window to rear, radiator.

### SECOND FLOOR

**BEDROOM ONE** 11' 4" x 11' 3" (3.45m x 3.43m) Loft window, window to front, two ceiling light points, built-in wardrobes, radiator.

**EN SUITE** Toilet, free-standing shower, tiled, half tiled walls, sink, towel radiator and loft window.

**GARDEN** Paved area, lawned area, wooden gate giving access to driveway, brick area with astro turf.

**GARAGE** Pitched roof, electric, up and over door.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band E - Sandwell

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

Mobile coverage - no date available.

Broadband coverage - no date available

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.

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.