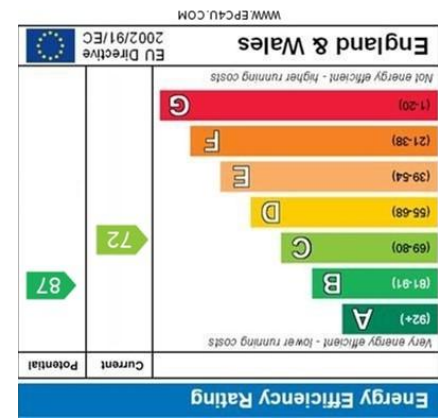


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY & ALLOCATED PARKING AREA
- RECENTLY RENOVATED BATHROOM
- PRIME LOCATION

Lilac Avenue, Great Barr, Birmingham, B44 8LX

Asking Price Of £220,000



## Property Description

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

This beautifully presented terraced property is now available for sale. The residence boasts an exceptional location with easy access to public transport links, excellent proximity to local schools, and a host of amenities within walking distance.

The property offers three well-proportioned bedrooms. The first and second bedrooms are spacious doubles, with the master bedroom benefiting from built-in wardrobes. The third bedroom is a well-sized single room, ideal for a child's bedroom or home office.

The modern kitchen is a culinary enthusiast's dream, equipped with granite countertops and the latest appliances. The natural light flooding in adds to the serenity of the space, making it perfect for cooking and dining.

The property features a single reception room, a cozy haven with a traditional fireplace providing the perfect backdrop for relaxation. The reception room offers a pleasing garden view and direct access to the private garden, extending the living space outdoors.

A recently refurbished bathroom adds to the appeal of this home, boasting a free-standing shower and stylish fixtures.

The property is further enhanced by a range of unique features. A well-maintained garden offers a tranquil setting for outdoor relaxation and entertaining. A private driveway provides convenient off-street parking, with additional shared parking also available.

This property is ideal for families and couples alike, offering a balance of comfortable living spaces and convenient location. This is a home where lifetime memories are made. Arrange a viewing today and experience the charm of this unique property firsthand.

PORCH

HALLWAY Ceiling light point and radiator, two storage cupboards, stairs leading to first floor.

KITCHEN 9' 10" x 9' 2" (3m x 2.79m) Wall and base units, window to front, electric oven, gas hob, extractor fan, space for fridge/freezer, space for washer/dryer, boiler, granite work surfaces, splash backs, ceiling light point.

LOUNGE 16' 0" x 15' 4" (4.88m x 4.67m) Ceiling light point, two radiators, window to rear, patio door to rear.

FIRST FLOOR LANDING Ceiling light point and radiator.

BEDROOM ONE 14' 8" x 8' 8" (4.47m x 2.64m) Ceiling light point, radiator, window to rear, built-in wardrobes.

BEDROOM TWO 11' 4" x 7' 4" (3.45m x 2.24m) Ceiling light point, radiator, window to front.

BEDROOM THREE 11' 6" x 6' 6" (3.51m x 1.98m) Ceiling light point, radiator, window to rear.



BATHROOM Toilet, vanity unit with sink, cladding, shower cubicle, window to front and radiator vinyl flooring, ceiling light point.

OUTSIDE Paved area, lawned area, back gate leading to alleyway for neighbours only, shed.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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, 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.

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