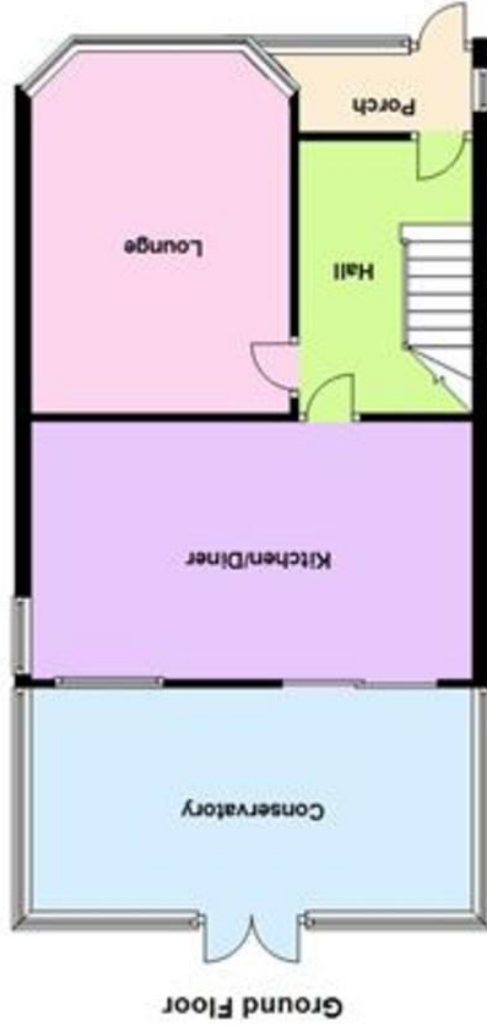
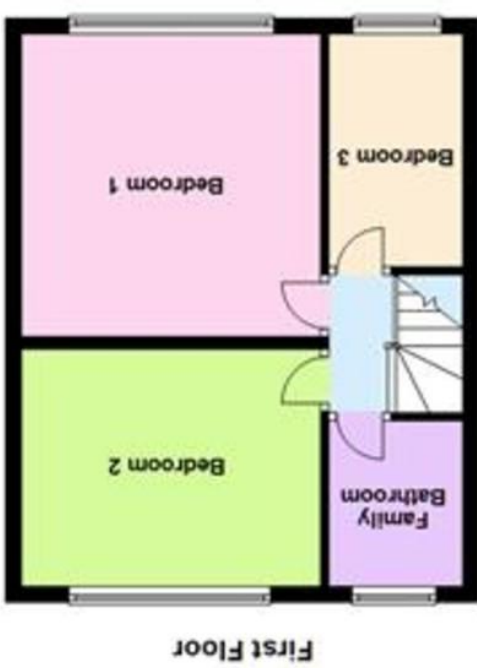


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

Energy Efficiency Rating	
Potential	Current
A (92+)	88
B (81-91)	
C (69-80)	72
D (55-68)	
E (39-54)	
F (21-38)	
G (1-40)	

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- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- CONSERVATORY
- PRIME LOCATION
- CLOSE TO LOCAL AMENITIES

Ringinglow Road, Great Barr, Birmingham, B44 9BL

Offers Over £255,000



Property Description

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

This splendid semi-detached property is currently on the market for sale. In a condition that is neutrally decorated, the property exudes a sense of calm and tranquillity that is sure to be appreciated by prospective buyers. Offering two reception rooms, the property provides ample space for entertaining or quiet relaxation.

The home boasts a total of three bedrooms - two of which are generously sized double rooms, while the third is a comfortable single room. Each bedroom has been maintained to a high standard and offers plenty of space for personalisation.

The property's bathroom has been recently refurbished and now showcases a sleek, modern design that is sure to impress. The kitchen, too, is a noteworthy feature of the home. It comes equipped with modern appliances and is flooded with an abundance of natural light, lending it a cheerful and welcoming vibe. There is also space for a dining area, making it a great spot for family meals or casual get-togethers.

This property is ideally located with easy access to public transport links, schools, and local amenities, making it an excellent choice for families and couples alike. Adding to the allure of the property are unique features such as parking availability, a conservatory, and the aforementioned refurbished bathroom.

Overall, the property offers a perfect blend of comfort, convenience, and modern features, promising potential buyers a home that is as practical as it is charming.

PORCH Laminate flooring, ceiling light point.

HALLWAY Ceiling light point, stairs, radiator and laminate flooring, under stairs storage.

LOUNGE 14' 8" x 10' 11" (4.47m x 3.33m) Ceiling light point, bay window to front, radiator, fireplace.

KITCHEN/DINER 17' 4" x 10' 11" (5.28m x 3.33m) Ceiling light point, laminate flooring, window to side, window to conservatory, wall and base units, free-standing cooker, extractor fan, tiled splash backs, sink, boiler, space for washing machine and tumble dryer, patio doors to conservatory.

CONSERVATORY 13' 10" x 9' 5" (4.22m x 2.87m) Ceiling light point, carpeted, under floor heating, patio doors to rear garden and windows.

FIRST FLOOR

BEDROOM ONE 12' 2" x 9' 8" (3.71m x 2.95m) Ceiling light point, radiator, window to front.

BEDROOM TWO 10' 11" x 10' 4" (3.33m x 3.15m) Ceiling light point, window to rear, radiator.

BEDROOM THREE 9' 5" x 7' 6" MAX (2.87m x 2.29m) Window to front, radiator, ceiling light point and over stairs storage cupboard.



BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m) Tiled, toilet, sink, vanity unit, cladding, ceiling light point, free-standing shower, towel radiator, window to rear.

REAR GARDEN Paved area, side access, lawn area, trees, gravelled area, metal garden 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 and Three, limited for O2 and Vodafone.

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 - Virgin Media, Vodafone

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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