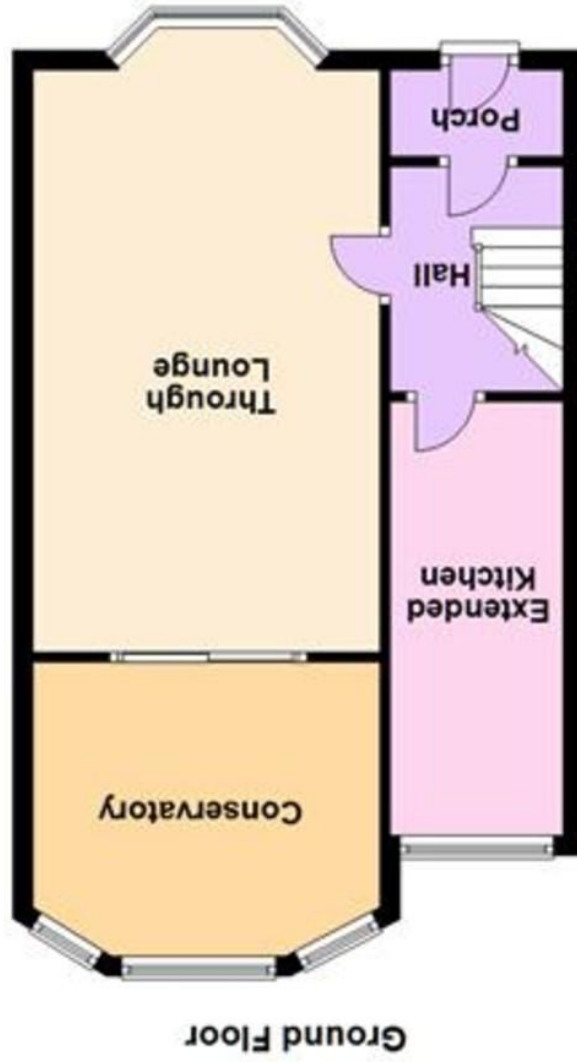
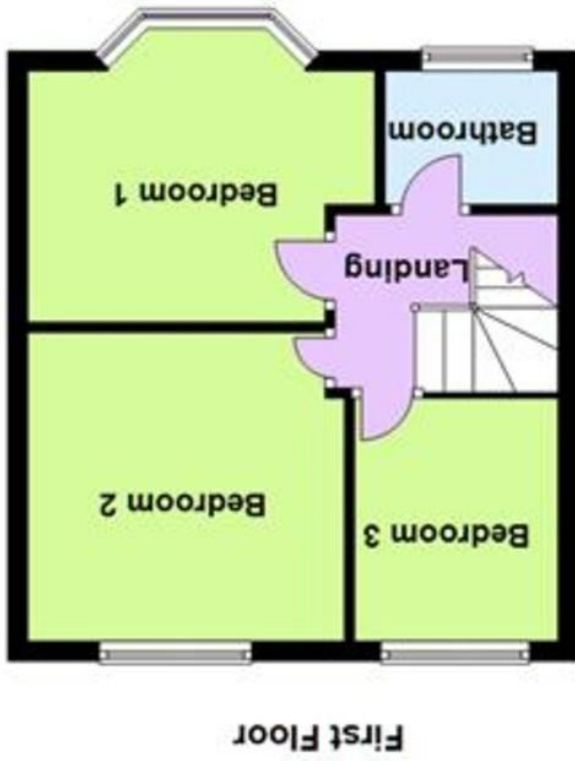
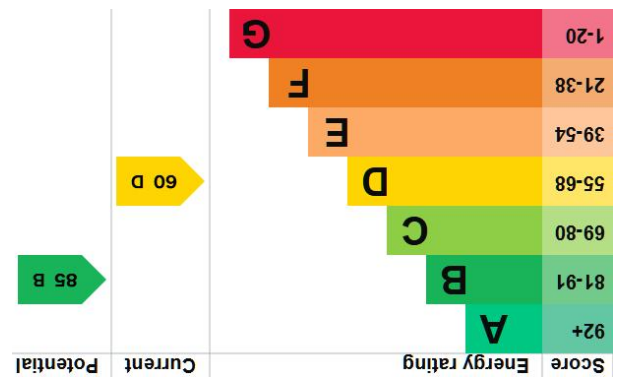


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



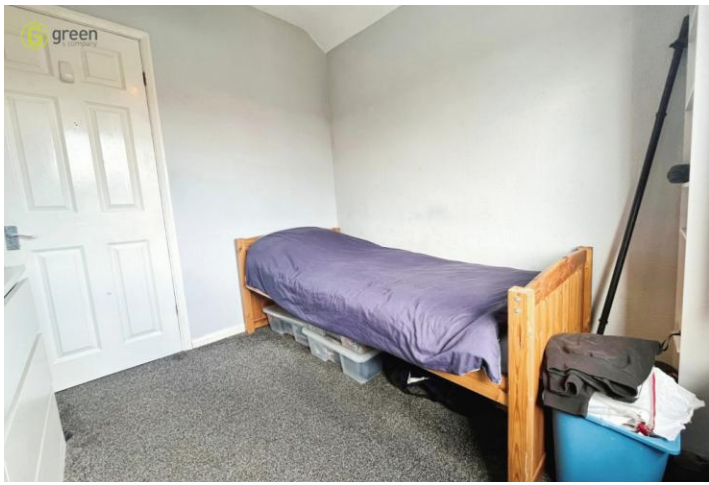
Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THROUGH LOUNGE
- EXTENDED KITCHEN
- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- GARAGE

Oscott School Lane, Great Barr,
Birmingham, B44 9EL

£250,000



Property Description

For sale, this immaculate semi-detached property is a perfect blend of comfort and convenience. It boasts of three bedrooms, one bathroom, one kitchen, and a reception room, all designed and renovated to the highest of standards. The property is ideally suited for families and couples seeking a serene and comfortable living environment.

The three bedrooms are beautifully designed, featuring two double rooms and one single room. The bedrooms exude warmth and comfort, offering the perfect retreat after a long day. The free-standing bath in the bathroom adds a touch of luxury and elegance, providing the perfect place for relaxation.

The property features a recently refurbished kitchen with wood countertops that add a touch of sophistication and class. The kitchen is flooded with natural light, creating a bright and inviting space. It extends into the open-plan reception room, which is characterized by its large windows that allow for an abundance of natural light. This open-plan design promotes a free-flowing and sociable living area.

Unique features of this property include a driveway that can accommodate two cars, making this a great choice for homeowners with multiple vehicles. The property is also recently renovated and features an extended kitchen, offering a spacious area for cooking and dining.

The location of the property offers excellent access to public transport links, nearby schools, and local amenities, making everyday living convenient. The property's open-plan design, ample parking, and recent renovations make this a unique and desirable place to call home.

PORCH Having wall light and door into:-

HALL With laminate flooring, ceiling light point and radiator.

THROUGH LOUNGE 22' 0" x 11' 2" (6.71m x 3.4m) Having two ceiling light points, bay window to front, radiator, electric fireplace and patio doors leading into conservatory.

KITCHEN 16' 0" x 5' 10" (4.88m x 1.78m) Having wall and base units, sink, tiled splash backs, window to rear, spotlights, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge freezer, space for oven, extractor fan, radiator and doors into:-

CONSERVATORY 10' 0" x 7' 0" (3.05m x 2.13m) Having tiled flooring, light point, windows and patio doors to rear.

LANDING Having ceiling light point and doors to:-

BEDROOM ONE 11' 2" x 10' 0" (3.4m x 3.05m) Having bay window to front, ceiling light point and radiator.

BEDROOM TWO 11' 6" x 9' 0" (3.51m x 2.74m) Having ceiling light point, radiator and window to rear.

BEDROOM THREE 8' 8" x 8' 2" (2.64m x 2.49m) Having ceiling light point, radiator and window to rear.

BATHROOM Having laminate flooring, WC, sink unit with storage, clad throughout, bath, shower, window to rear, spotlights, towel radiator and built in cupboard housing Worcester boiler.

OUTSIDE To the rear is a paved patio, lawn area, borders, side access to front and access road at the rear.

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

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 5M bps. Highest available upload speed 0.7M bps.

Broadband Type = Ultrafast Highest available download speed 1000M bps. Highest available upload speed 220M bps.

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.

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