

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



- SPECTACULAR DETACHED FAMILY HOME
- THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- GOOD SIZED GARAGE
- DRIVEWAY FOR SEVERAL VEHICLES

Birmingham Road, Great Barr,
Birmingham, B43 7AE

Offers Over £800,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Introducing an immaculate, three bedroom detached property on the market for sale, boasting a desirable EPC rating of B and falling within council tax band E. With three spacious reception rooms, one kitchen, three bedrooms and two bathrooms, this property is ideal for families and couples alike.

The master bedroom is a generous size that is bathed in natural light and benefits from an attached en-suite. The two additional double bedrooms come with built-in wardrobes, providing ample storage space. The main bathroom is large and well-appointed with a good-sized bath and free-standing shower, while the second bathroom offers another free-standing shower.

The heart of the home, the kitchen, is an open-plan space featuring a convenient kitchen island, modern AEG appliances including induction hob, and elegant marble countertops. The beauty of the space is further enhanced by the natural light that floods in.

The property offers three reception rooms, the first of which is open-plan with Karndean flooring. The second comes with large windows that allow natural light to pour in, creating a warm and inviting atmosphere.

Unique features of the property include solar panels, a good-sized garage, a stunning orangery, underfloor heating in the kitchen and orangery, and a dedicated vegetable garden area.

Located conveniently close to public transport links, schools, local amenities, and green spaces, this property also benefits from having nearby parks. This home offers the perfect blend of comfort, convenience, and sustainable living.

PORCH Having ceiling light point and front door into:-

RECEPTION LOUNGE 21'0" x 12'0" (6.4m x 3.66m) Having ceiling light point, Karndean flooring throughout, fireplace, patio doors to orangery, radiator, stairs, window to front and under stairs storage.

LIVING ROOM 18'0" x 13'0" (5.49m x 3.96m) With Karndean flooring, wall light points, fireplace, radiator, window to porch and patio doors to orangery.

DINING ROOM 12'0" x 11'0" (3.66m x 3.35m) Having Karndean flooring, bay window to front, ceiling light point and radiator.

KITCHEN 14'0" x 10'6" (4.27m x 3.2m) Having spotlights throughout, window to rear, Magnet wall and base units, island, granite worktops, built in fridge, built in freezer, built in dishwasher, double AEG oven, AEG combi microwave oven, warming tray, AEG induction hob, AEG extractor fan, space for washing machine, space for tumble dryer, underfloor heating.

ORANGERY 25'0" x 11'4" (7.62m x 3.45m) Having Karndean flooring, underfloor heating, spotlights throughout, bi-folding doors to garden.

OFFICE 11'0" x 10'6" (3.35m x 3.2m) With window to front, ceiling light point and radiator.

UTILITY ROOM 14'0" x 10'6" (4.27m x 3.2m) Having base units, ceiling light point, tiled flooring, bi-folding doors to garden and radiator.

DOWNSTAIRS BATHROOM Having WC, sink and freestanding shower, ceiling light point, tiled walls and floor and loft access.

FIRST FLOOR

BEDROOM ONE 19'0" x 11'0" (5.79m x 3.35m) Having built in wardrobes, bay window to rear, window to front, ceiling light point and radiator.

ENSUITE 6'8" x 6'6" (2.03m x 1.98m) Having tiled walls and floor, spotlights, window to front, bath with shower, WC, sink, mirror and radiator.

BEDROOM TWO 10'8" x 10'6" (3.25m x 3.2m) With ceiling light point, window to rear, built in wardrobes and radiator.



BEDROOM THREE 12'0" x 10'8" (3.66m x 3.25m) Having ceiling light point, window to front, built in wardrobes and radiator.

BATHROOM 12'0" MAX x 8'0" (3.66m x 2.44m) Having tiled walls and floor, bath, WC, towel radiator, sink, separate shower cubicle, vanity mirror, spotlight and window to rear.

GARAGE 36'4" x 9'0" (11.07m x 2.74m) Having up and over door, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having paved patio area, lawn, garden pond, shrub and planter borders, gated access to allotment area, further paved patio and greenhouse.

Council Tax Band F Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Openreach

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.

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