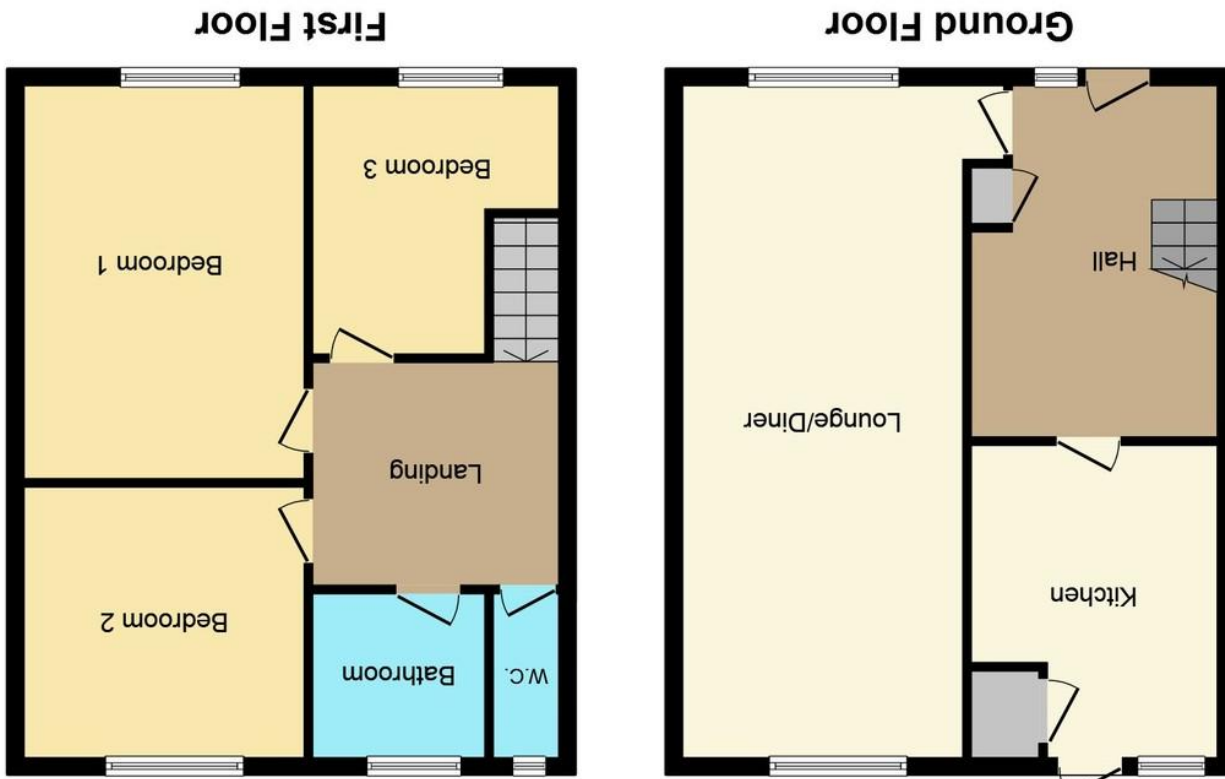
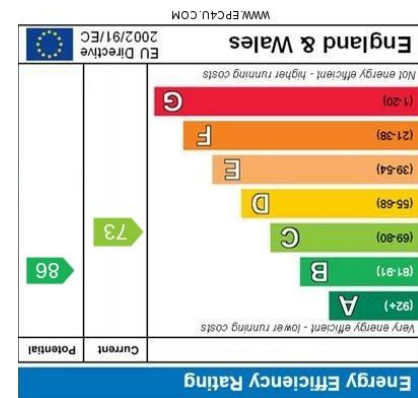


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



- Well Presented Throughout
- Spacious Lounge/Diner
- Three Good Size Bedrooms
- Well Maintained Front & Rear Gardens
- Double Glazing & Gas Central Heating (where specified)

Bankside, Great Barr, B43 5PN | Asking Price Of £205,000



## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

Do not miss out on this WELL-PRESENTED three bed semi-detached property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. **MUST BE VIEWED** to fully appreciate the location, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing.

APPROACH having a lawned front garden with paved steps leading to front reception door.

HALL having ceiling light point, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE/DINER 20' 9" x 10' 10" (6.3m x 3.3m) having double glazed window to front elevation, ceiling light points, power points, two central heating radiators and double glazed window to rear elevation.

KITCHEN 10' 9" x 8' 8" (3.28m x 2.64m) having double glazed window to rear elevation, ceiling light point, power points, a range of wall/base units with worktops over, inset sink with taps over, ample space for a range of appliances including plumbing for washing machine, access to pantry and double glazed door opening to rear garden.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 11' 9" x 8' 8" (min. to wardrobes) (3.58m x 2.64m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

BEDROOM TWO 8' 6" x 11' 6" (2.59m x 3.51m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM THREE 8' 9" x 9' 0" (2.67m x 2.74m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and built-in overstairs storage space.

BATHROOM having double glazed window to rear elevation, ceiling light point, central heating radiator, a matching suite comprising of bath, wash hand basin and complimentary tiling to splashbacks.

WC having double glazed window to rear elevation, ceiling light point, central heating radiator and low flush w/c.

OUTSIDE

REAR GARDEN having paved/lawned areas to fenced perimeter with gated access to front of property.

Council Tax Band A 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, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 263Mbps. Highest available upload speed 40Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Virgin Media, 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.

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