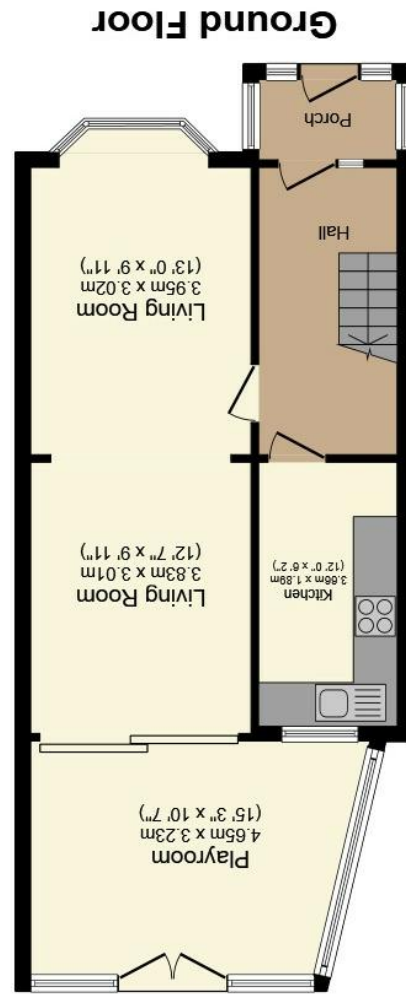
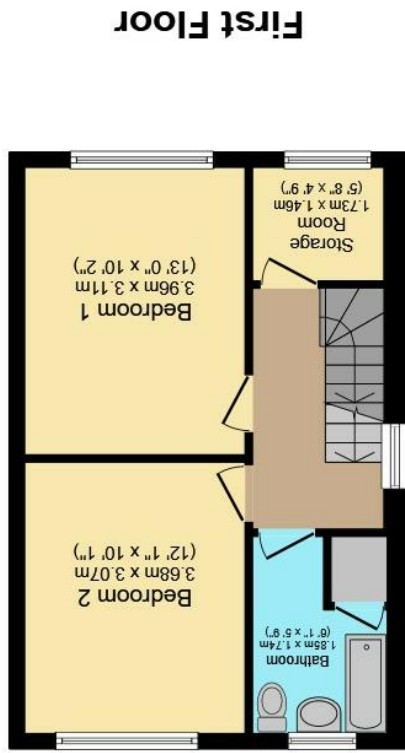
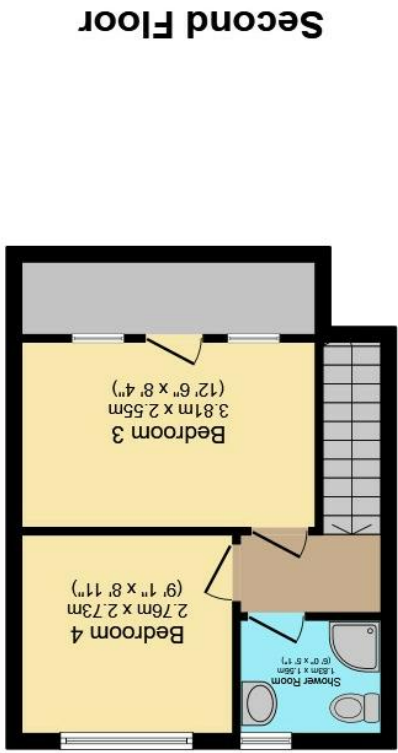


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

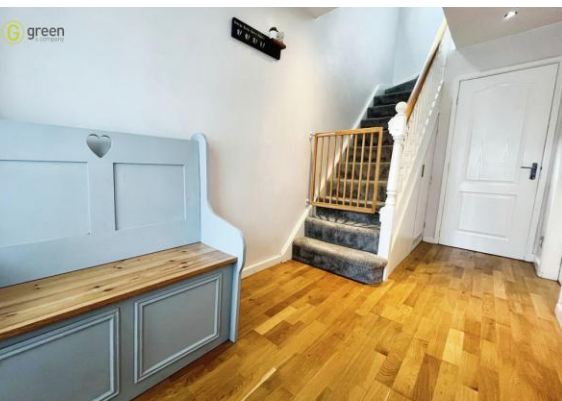
Total floor area 125.8 sq.m. (1,354 sq.ft.) approx



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.



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- BEAUTIFUL SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- OFFICE ROOM UPSTAIRS
- DRIVEWAY
- LOFT CONVERTED



Johns Grove, Great Barr, Birmingham, B43 5DR

Offers In Region Of  
 £294,000



## Property Description

### PORCH

**HALLWAY** Having spotlights, laminate flooring, stairs leading to first floor, radiator.

**LIVING ROOM** 25' 7" x 9' 11" (7.8m x 3.02m) Two ceiling light points, bay window front, laminate flooring, electric fireplace, patio doors leading to the conservatory.

**CONSERVATORY** 15' 3" x 10' 7" (4.65m x 3.23m) Wall light, under floor electric heating, patio doors to rear garden.

**KITCHEN** 12' 0" x 6' 2" (3.66m x 1.88m) Laminate flooring, wall and base units, window to utility, built-in dishwasher, built-in fridge/freezer, space for washer dryer, electric oven, electric hob, spotlights throughout.

### FIRST FLOOR

**BEDROOM TWO** 12' 1" x 10' 1" (3.68m x 3.07m) Ceiling light point, window to rear, radiator, laminate flooring, fitted wardrobes.

**BEDROOM ONE** 13' 0" x 10' 2" (3.96m x 3.1m) Laminate flooring, ceiling light point, window to front, radiator.

**STORAGE ROOM / STUDY** 5' 8" x 4' 9" (1.73m x 1.45m) Ceiling light point, radiator, window to rear.

**BATHROOM** 6' 1" x 5' 9" (1.85m x 1.75m) Vinyl flooring, tiled, sink, toilet and bath, window to rear and ceiling light point, storage cupboard.

### SECOND FLOOR

**BEDROOM THREE** 12' 6" x 8' 4" (3.81m x 2.54m) Two loft windows, spotlights, radiator, storage in eaves.

**BEDROOM FOUR** 9' 1" x 8' 11" (2.77m x 2.72m) Laminate flooring, spotlights, window to rear, radiator.

**BATHROOM** 6' 0" x 5' 1" (1.83m x 1.55m) Vinyl flooring window to rear, sink, toilet, shower, ceiling light point.

**GARDEN** Paved area, lawned area, play area, garage next to the property with shared alleyway.

Council Tax Band C - Sandwell

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

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



### Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 212 Mbps. Highest available upload speed 30 Mbps.

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

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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