

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.

Great Barr | 0121 241 4441



- BEAUTIFUL DEATCHED BUNGALOW
- THREE BEDROOMS
- TWO BEDROOMS WITH EN-SUITES
- BEAUTIFULLY LANDSCAPED GARDEN
- SOUTH FACING GARDE WITH VIEWS OF CITY CENTRE

Newton Manor Close, Great Barr, Birmingham, B43 5JZ

£400,000



Property Description

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

I am delighted to present this superb detached property, currently listed for sale. The property is in good condition and is perfect for families seeking a tranquil yet convenient living environment.

The house boasts three bedrooms, three bathrooms, two spacious reception rooms, and a well-equipped kitchen. The master bedroom comes with an en-suite for added luxury and privacy. The second bedroom is a generous double, featuring built-in wardrobes and its own en-suite. The third bedroom is also a comfortable size and can accommodate a double bed.

The kitchen is a real highlight, offering granite countertops and an abundance of natural light. It's the perfect space for any home chef to prepare meals.

The first reception room is an open-plan space, complete with large windows, a cosy fireplace, and a captivating garden view. The second reception room provides additional space for family gatherings or entertainment.

This property is also brimming with unique features that add charm and functionality. It comes with a garage, electric blinds for added convenience, and two en-suites. The beautiful view from the property is truly a sight to behold, and the south facing garden is perfect for those who enjoy outdoor living.

As for the location, it offers the best of both worlds. It's situated in a quiet area, yet in close proximity to public transport links and nearby schools, making it ideal for families with children.

Invest in a lifestyle, not just a home, with this wonderful property.

HALLWAY Two ceiling light points, radiator.

BEDROOM TWO 13' 0" x 12' 0" (3.96m x 3.66m) Built-in wardrobes, window to front, ceiling light point, radiator.

EN SUITE Tiled, spotlights, toilet, sink with vanity unit, towel radiator, window to front, shower.

BEDROOM ONE 15' 2" x 12' 0" (4.62m x 3.66m) Two ceiling light point, window to front, radiator, door to:-

EN SUITE 6' 0" x 5' 8" (1.83m x 1.73m) Toilet, sink, radiator, half tiled walls, cladding in the shower cubicle, ceiling light point and window to front.

BEDROOM THREE 9' 10" x 8' 2" (3m x 2.49m) Ceiling light point, window to front, radiator.

LOUNGE 17' 6" x 14' 2" (5.33m x 4.32m) Two ceiling light points, two wall lights, patio door to rear garden, radiator, fireplace.

DINING ROOM 10' 4" x 10' 0" (3.15m x 3.05m) Ceiling light point, radiator, patio doors to rear garden.

KITCHEN 10' 4" x 9' 0" (3.15m x 2.74m) Wall and base units, window to rear, sink, built-in fridge/freezer, built-in oven, extractor fan and hob, integrated washing machine and dishwasher, ceiling light point.

GARAGE 20' 4" x 8' 8" (6.2m x 2.64m) Power and lighting, electric door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



UTILITY ROOM 8' 0" x 5' 6" (2.44m x 1.68m) Housing Worcester boiler, light ceiling point, radiator, window to front and door to rear garden.

GARDEN Paved area, lawned area, garden shed with power and lighting, side access.

Council Tax Band E - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Hi highest available download speed 16 Mbps. Highest available upload speed 1 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 - Openreach, 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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