

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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOFT CONVERTED
- KITCHEN EXTENDED
- NO CHAIN
- GARAGE

Hembs Crescent, Great Barr, Birmingham, B43 5DG

Offers Over £270,000



## Property Description

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

This attractive, semi-detached property is now available for sale. It is in good condition and presents a fantastic opportunity for families, couples, or anyone looking to establish a home in a pleasant neighborhood.

The property boasts four well-appointed bedrooms. The spacious master bedroom and the second bedroom both feature double beds, with the latter also presenting built-in wardrobes for added convenience. The third bedroom also accommodates a double bed, while the fourth bedroom is a comfortable single, making it perfect for a child's room or a home office.

The property further benefits from a free-standing bath in the bathroom, perfect for relaxing soaks after a long day. The well-maintained kitchen is truly the heart of this home, with beautiful wood countertops, an abundance of natural light, and an extended area offering additional space for cooking and dining.

A distinct feature of the property is the open-plan reception room, which includes a through lounge and offers a delightful garden view. This space is ideal for entertaining guests or spending quality time with family.

The property also features a garage for secure parking or additional storage. One of the outstanding features of this residence is the loft, which has been artfully converted, providing additional living space or potential for a home office.

**HALLWAY** Ceiling light point, radiator, stairs to first floor, under stairs storage area.

**THROUGH LOUNGE DINER** 25' 0" x 10' 0" (7.62m x 3.05m) Two ceiling light points, bay window to front, radiator, patio doors to rear garden, further radiator and ceiling light point.

**KITCHEN** 16' 0" x 5' 10" (4.88m x 1.78m) Wall and base units, space for fridge/freezer, space for oven, space for washer dryer, sink, window to rear, patio door to rear garden, tiled splash backs, two ceiling light points, window to side.

### FIRST FLOOR

**CONVERTED LOFT BEDROOM ONE** 8' 8" x 6' 0" (2.64m x 1.83m) Ceiling light point, radiator, window to rear.

**BEDROOM TWO** 13' 8" x 9' 8" (4.17m x 2.95m) Wall lights, radiator, fitted wardrobes, window to front.

**BEDROOM THREE** 10' 2" x 9' 0" (3.1m x 2.74m) Ceiling light point, window to rear, radiator.

**BEDROOM FOUR** 7' 4" x 6' 4" (2.24m x 1.93m) Ceiling light point, radiator, window to front.

**BATHROOM** 8' 8" x 6' 0" (2.64m x 1.83m) Vinyl flooring, ceiling light point, radiator, toilet, sink, bath, shower, window to side, storage cupboard.

**GARDEN** Paved, lawn area, shrubs and flowers.  
Garage at rear with access road.



Council Tax Band C - Sandwell

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 130 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

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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