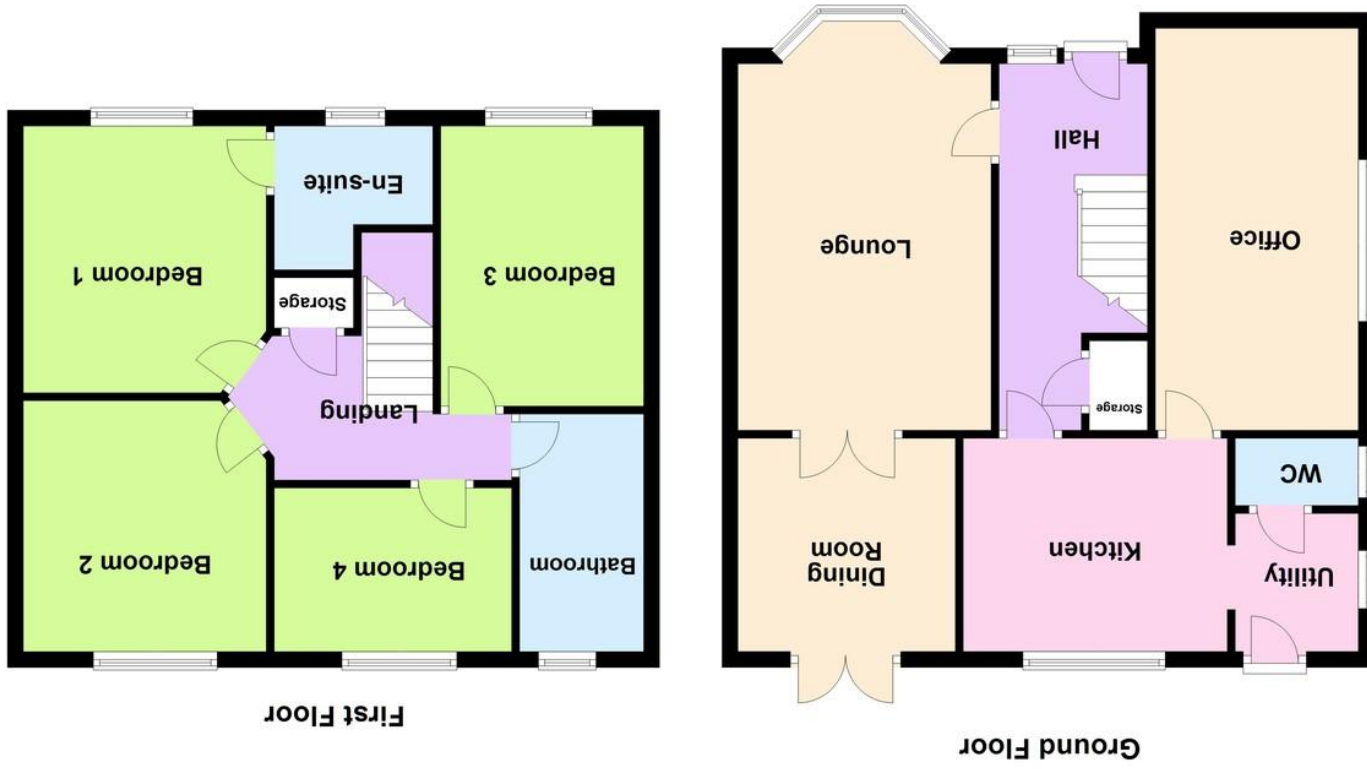
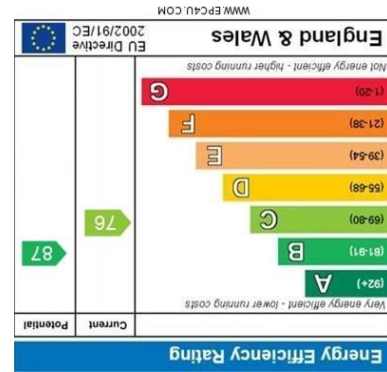


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyer.



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- DETACHED
- FOUR BEDROOMS
- OFF ROAD PARKING
- UTILITY ROOM
- EN SUITE SHOWER ROOM
- GROUND FLOOR WC

Okehampton Drive, West Bromwich, B71 1DE

£395,000



Property Description

Do not miss your chance to view this spacious four-bedroom detached property situated in West Bromwich. Conveniently located close to shops, schools and offering ideal transport links to the motorway and City Centre; Oakhampton Drive must be viewed to appreciate the accommodation on offer. In brief, the property comprises of off-street parking to front, entrance hallway, lounge, dining room, kitchen, utility, office/garage room, ground floor WC, first floor landing with storage, master bedroom with fitted wardrobes and en-suite shower room, three additional bedrooms, family bathroom, lawned garden with additional piece of land running to the side of the property.

Approach the property via front garden with tarmac driveway leading to the front door.

ENTRANCE HALL Having stairs leading to first floor, radiator, alarm panel, double glazed window to front and understairs storage.

LOUNGE 10' 6" x 15' 2" (excluding bay) (3.2m x 4.62m) Having double glazed bay window to front, two radiators, electric fire and surround and glazed double doors leading into dining room.

STUDY 9' 1" x 8' 10" (2.77m x 2.69m) Having double glazed doors and windows to rear overlooking the garden, radiator and door to kitchen.

KITCHEN 11' x 8' 9" (3.35m x 2.67m) Having double glazed window to rear, wall and base units with rolltop work surfaces over, one and half bowl sink, drainer and mixer tap, integrated oven, hob and extractor, plumbing for dishwasher, radiator and space for undercounter fridge freezer and tiled splash backs.

UTILITY ROOM 5' 2" x 5' 9" (1.57m x 1.75m) Having door to garden, double glazed window to side, wall and base units with rolltop work surfaces over, cupboard housing central heating boiler, space and plumbing for washing machine and space for tumble dryer, stainless steel sink with mixer tap over, tiled splash backs and door through to WC.

DOWNSTAIRS WC 5' 2" x 2' 9" (1.57m x 0.84m) Having double glazed window to side, radiator, WC, wall hung corner basin and tiled splash backs.

OFFICE/GARAGE 16' 9" x 8' 5" (5.11m x 2.57m) Having double glazed window to side and radiator. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING Having loft access, doors to bedrooms and storage cupboard.

STORAGE CUPBOARD 2' 10" x 1' 11" (0.86m x 0.58m)

BEDROOM ONE 11' 2" min x 10' 6" max (3.4m x 3.2m) Having double glazed window to front, fitted wardrobes, radiator and door to ensuite.

ENSUITE 6' 2" x 4' (excluding shower) (1.88m x 1.22m) Having double glazed window to front, WC, sink, work surfaces and shower built into recess with tiled splash backs.

BEDROOM TWO 11' 1" x 10' 3" (3.38m x 3.12m) Having double glazed window to rear and radiator.

BEDROOM THREE 11' 8" x 8' 8" (3.56m x 2.64m) Having double glazed window to front and radiator.

BEDROOM FOUR 6' 10" x 9' 11" (2.08m x 3.02m) Having double glazed window to rear and radiator.

BATHROOM 5' 2" x 9' 11" (1.57m x 3.02m) Having double glazed window to rear, extractor to ceiling (air vented not electric) radiator, panel bath with shower over, vanity sink unit, WC



and tiled splash backs.

OUTSIDE To the rear is a garden with raised patio area which leads down to lawned garden and access to an additional side garden which runs to the front and rear of the property.

Council Tax Band D Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, Vodafone, limited for EE, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Highest available download speed 79 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 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.

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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