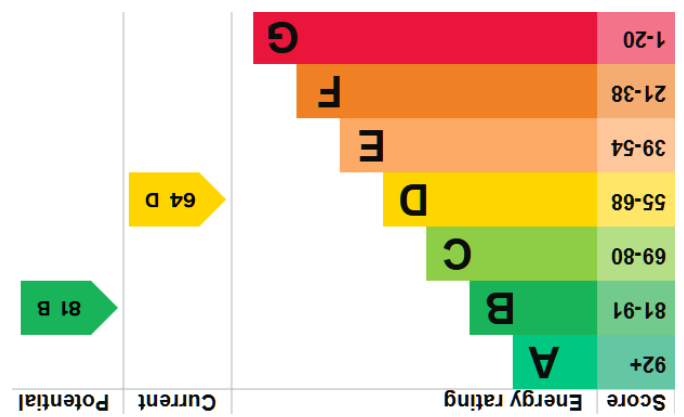


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- LARGER STYLE FAMILY HOME
- GROUND FLOOR BEDROOM
- ENSUITE
- CONSERVATORY
- OFF STREET PARKING
- PARK FARM ESTATE

Aviemore Crescent, Great Barr, Birmingham, B43 7QA | Asking Price Of £350,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

This four bedroom semi-detached family home situated on the popular Park Farm Estate must be viewed to appreciate the generous accommodation on offer. The property benefits from a multi-vehicle driveway, spacious porch, large family lounge, conservatory, kitchen and accessible ground floor bedroom with ensuite wet room and dressing area. The first floor hosts a further three bedrooms and spacious family bathroom.

The approach is via a block paved frontage which has a ramp providing easy access up to the front door into:-

PORCH 12' 5" x 2' 9" (3.78m x 0.84m) Having double glazed window to front, tiled flooring and spotlights to ceiling and door into:-

ENTRANCE HALL Having stairs leading up to first floor, doors to lounge and ground floor bedroom.

LOUNGE 10' 1" min 12' 4" max into recess x 24' 9" (3.07m min 3.76m max x 7.54m) Having double glazed window to front, shutters, stone fireplace with log burner inset (mix fuel), double doors leading to conservatory, double glazed window and radiator.

CONSERVATORY 9' 7" x 10' 2" (2.92m x 3.1m) Being double glazed and double doors leading out to the garden, radiator and base units with space for dryer and worktop over.

KITCHEN 10' 5" max 6' 11" min x 11' 6" max 6' min (3.18m max 2.11m min x 3.51m max 1.83m min) Having double glazed window to rear, door to side, radiator, wall and base units with work surfaces, one and half bowl ceramic sink with mixer tap over, space for washing machine, space for dishwasher, integral electric hob, built in extractor fan and built in oven.

BEDROOM 8' 11" x 10' 10" (2.72m x 3.3m) Having double glazed window to front with shutters and radiator.

ESUITE WETROOM 6' 8" x 5' 6" (2.03m x 1.68m) Having shower, WC, wall hung vanity sink unit, chrome heated towel rail and opening through to:-

DRESSING AREA 2' 3" x 6' 11" (0.69m x 2.11m) Housing central heating boiler.

FIRST FLOOR

LANDING Having loft access and doors to further bedrooms and bathroom.

BEDROOM ONE 10' 2" x 15' (3.1m x 4.57m) Having double glazed window to front with shutters, radiator and access to:-

WALKWAY 3' x 3' 10" (0.91m x 1.17m) Giving access to bedroom three.



BEDROOM THREE 9' 8" x 6' 11" (2.95m x 2.11m) Currently being used as a dressing room with double glazed window to front with shutters and radiator.

FAMILY BATHROOM 14' 7" x 6' 9" (4.44m x 2.06m) Having double glazed windows to rear and side, bath with feature floor mounted tap, walk in double shower with seat and niche, double sink with vanity unit, WC, tiled splash backs, heated designer black mirrored radiator.

BEDROOM TWO Having double glazed window to rear overlooking garden and playing fields and radiator.

OUTSIDE To the rear is a garden with a spacious patio, multi-level which is laid to artificial lawn and gate allowing access from the top patio area and to the playing fields behind.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 152Mbps. Highest available upload speed 20Mbps.
 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

