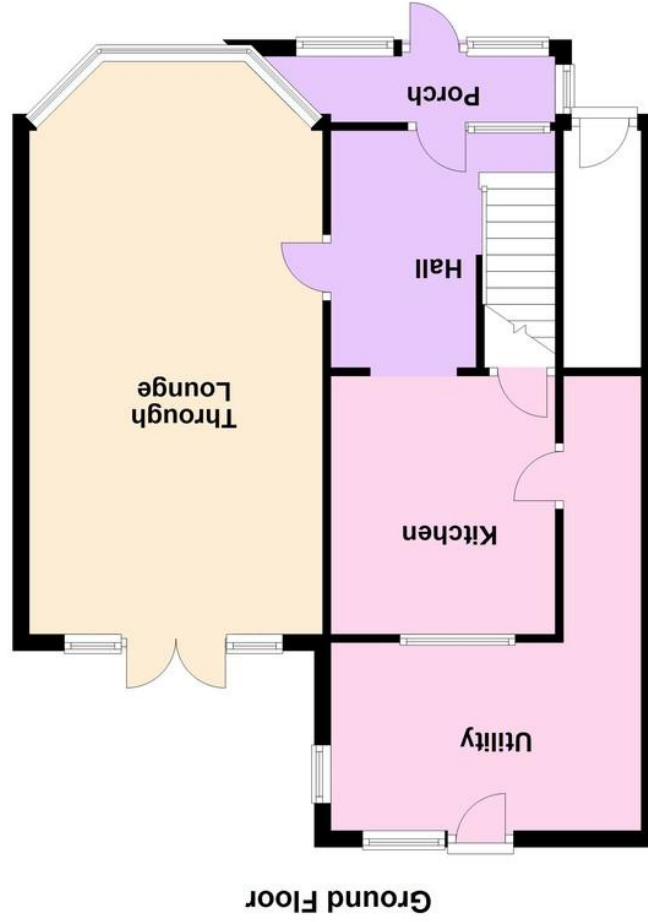
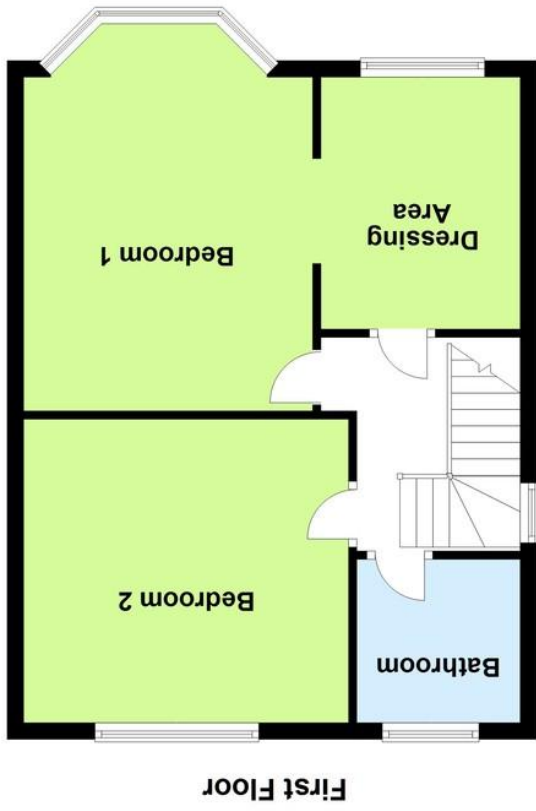


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		54 E	81 B

Great Barr | 0121 241 4441



- MODERN FAMILY HOME
- THROUGH LOUNGE
- MODERN FITTED KITCHEN
- UTILITY ROOM
- BEDROOM ONE WITH DRESSING AREA
- BEDROOM TWO
- FAMILY BATHROOM
- OFF ROAD PARKING

Anstey Road, Great Barr, Birmingham, B44 8AJ

Offers over £220,000



Property Description

Delightful semi-detached family home which has been renovated throughout, viewings are essential. Property briefly comprises:

Enclosed porch, hallway, good size through lounge, modern refitted kitchen, utility room, Bedroom One with dressing area (formally Bedroom Three), Bedroom two with fitted wardrobes, refitted bathroom, rear garden, and double garage (in need of some repair).

Approach the property via the block paved driveway with steps up leading to:-

ENCLOSED PORCH Having double glazed leaded windows and front entrance door into:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point, doorway to kitchen and door to through lounge.

THROUGH LOUNGE 25' 7" x 10' 5" (7.8m x 3.18m) Having walk in double glazed bay window to front, two central heating radiators, coving to ceiling, two ceiling light points, feature fireplace with inset fire and double glazed French doors leading to garden.

REFITTED MODERN KITCHEN 10' 2" x 5' 8" (3.1m x 1.73m) Having a range of base, wall and drawer units with work surfaces over, integrated one and half bowl sink unit with mixer tap, waste disposal and drainer to side, integrated oven, four ring electric hob with extractor fan light over, ceiling light point, double glazed window through to utility room, door to useful storage cupboard understairs, central heating radiator and door through to:-

UTILITY ROOM 10' 3" x 5' 8" (3.12m x 1.73m) Having double glazed windows to rear, door to rear garden, space and plumbing for washing machine, space and point for dryer, space and points for fridge/freezer, central heating radiator, ceiling light point and cold water tap.

FIRST FLOOR

LANDING Approached via return staircase to landing with doors off to bedrooms, dressing area and bathroom, loft access, ceiling light point and obscure double glazed window to side.

BEDROOM ONE 13' 4" into bay x 9' 10" (4.06m x 3m) Having walk in double glazed leaded bay window to front. central heating radiator, coving to ceiling, ceiling light point and open archway through to:-

DRESSING AREA 7' 7" to wardrobes x 6' 6" (2.31m x 1.98m) Having double glazed leaded window to front, central heating radiator, coving to ceiling, ceiling light point and built in wardrobe.

BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.59m) Having double glazed window to rear, central heating radiator, coving to ceiling, ceiling light point and sliding doors to fitted wardrobes.

MODERN REFITTED BATHROOM Having a white suite comprising: low flush WC set into vanity unit with sink to side, panel bath with fitted shower over, obscure double glazed window to rear, chrome vertical heated towel radiator and ceiling light point.

GARAGE 17' 7" x 16' 5" (5.36m x 5m) Having double glazed windows to garden, lighting and metal up and over entrance door (requires some repair). (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear is a garden with paved patio area with step up to lawn, fenced boundaries and door to double garage.



Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.5Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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 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.

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

