

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

Potential	Current
86 B	84 B

Great Barr | 0121 241 4441



- BEAUTIFUL DETACHED FAMILY HOME
- EXTENDED
- THREE BEDROOMS
- NEWLY REFURBISHED KITCHEN
- GARAGE

Baker House Grove, Birmingham, B43 5HX

£340,000



Property Description

I am delighted to present this stunning detached property for sale. Set in a convenient location, the property benefits from easy access to public transport links, local amenities, and nearby schools, making it an ideal choice for families or couples seeking a blend of comfort and practicality.

The property offers three bedrooms: two spacious double bedrooms and a single bedroom. Both the double bedroom and the single bedroom come with built-in wardrobes, providing ample storage space.

The heart of the home is the recently refurbished, open-plan kitchen that includes a dining space, perfect for entertaining guests or enjoying family meals. With its modern design and high-end finishes, it's a space where you can cook and dine in style.

Another key feature of this property is the open-plan reception room. A cosy fireplace sets the tone for relaxing evenings, and bi-folding doors provide an uninterrupted view of the garden. This room is also blessed with a beautiful view, adding to the overall aesthetic appeal of the property.

Unique features such as a garage and a timber outer building provide additional storage or workspace if needed. The property also benefits from solar panels, a sustainable solution that not only reduces energy bills but also contributes to environmental conservation.

This property is a rare find with its combination of location, space, and unique features. Don't miss out on the opportunity to make this your perfect home.

PORCH

HALLWAY 12' 4" x 6' 4" (3.76m x 1.93m) Having ceiling light point, stairs, tiled wood flooring, radiator and window to porch.

LOUNGE 15' 4" x 12' 4" (4.67m x 3.76m) Wall lights, log burner, bi-folding doors to rear garden, radiator.

KITCHEN/BREAKFAST AREA 15' 8" x 9' 0" (4.78m x 2.74m) Wall and base units, induction Siemens hob, extractor fan, sink, window to rear, double oven, space for fridge and freezer, space for dishwasher and washer dryer, tiled throughout.

GUEST WC Tiled, toilet, sink, ceiling light point and window to side.

DINING ROOM 13' 6" x 6' 8" (4.11m x 2.03m) Laminate flooring, three ceiling light points, window to side, window to front, radiator.

FIRST FLOOR

BEDROOM ONE 12' 4" x 9' 8" (3.76m x 2.95m) Ceiling light point, wooden flooring and radiator.

BEDROOM TWO 12' 2" x 9' 2" (3.71m x 2.79m) Ceiling light point, loft access and radiator, window to front.

BEDROOM THREE 9' 2" x 7' 0" (2.79m x 2.13m) Ceiling light point, vinyl flooring, window to front and radiator, airing cupboard.

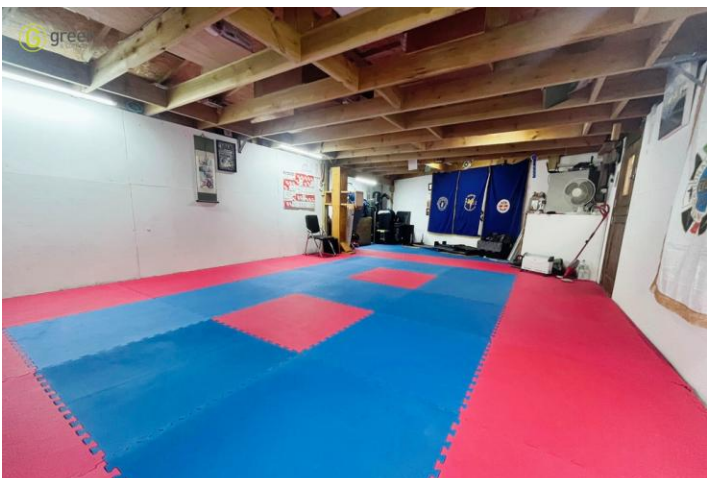
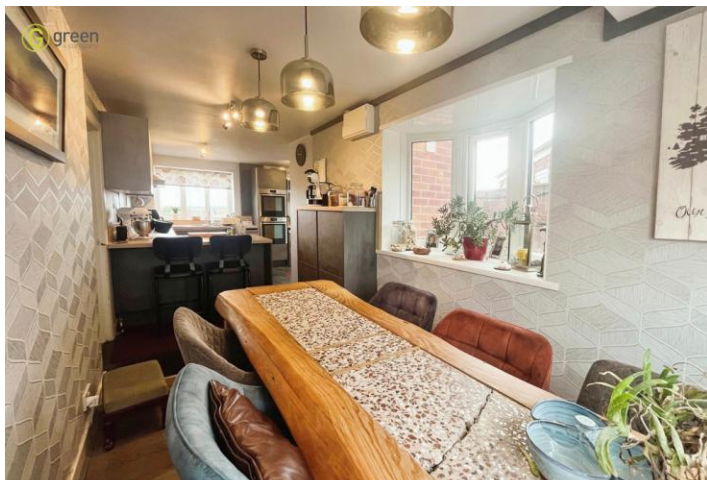
BATHROOM 6' 9" x 6' 7" (2.06m x 2.01m) Bath, shower, tiled to top, window to rear, sink, radiator, extractor fan and spotlights.

SEPARATE WC 4' 4" x 3' 0" (1.32m x 0.91m) Ceiling light point, wc, window to rear, vinyl flooring.

GARAGE 30' 2" x 11' 4" (9.19m x 3.45m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Paved, steps leading to paved area, shed, timber built outer building, lawned area, views over city centre.

TIMBER BUILT OUTER BUILDING 32' 8" x 19' 4" (9.96m x 5.89m) Which has electrics and can be used for an office or gym space



AGENTS NOTE There are solar panels with the property which are under a maintenance contract which are leased.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 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

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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WANT TO SELL YOUR OWN PROPERTY?

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