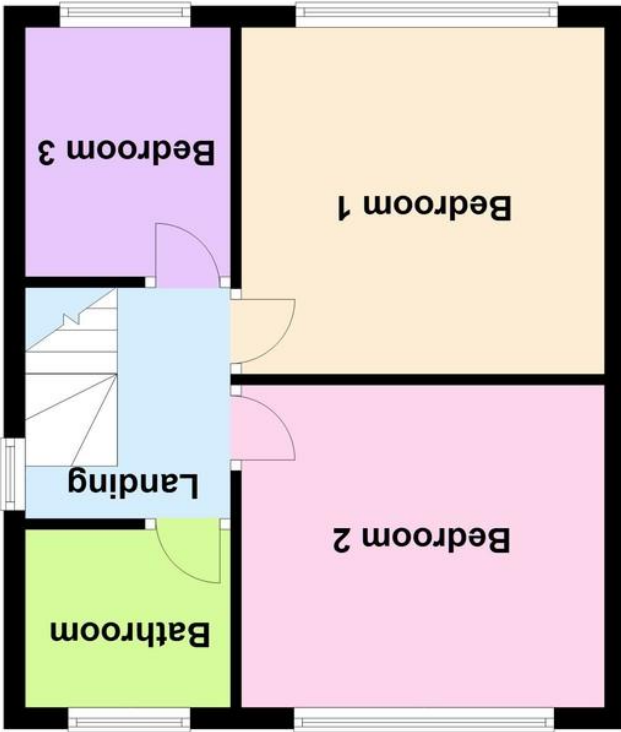
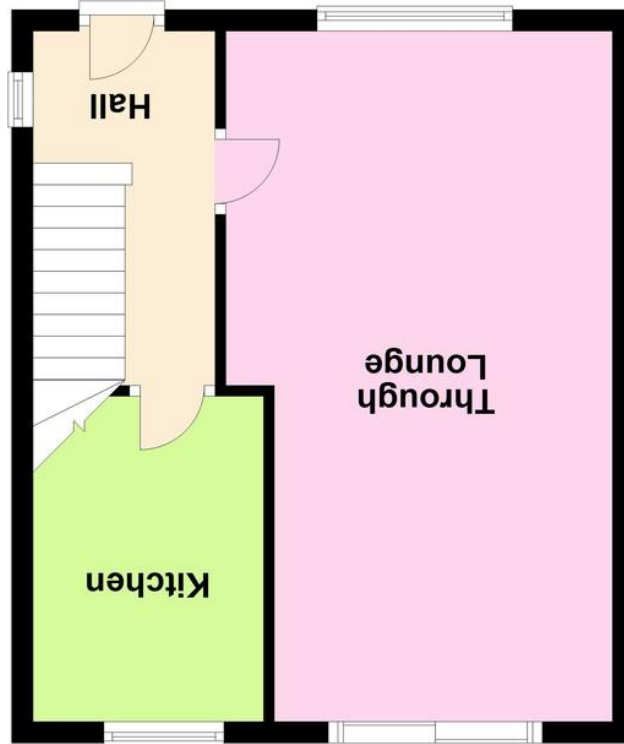


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

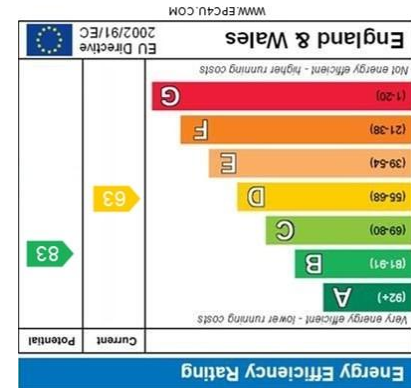


First Floor



Ground Floor

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



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- THROUGH LOUNGE
- GARAGE
- DRIVEWAY
- REFURBISHED BATHROOM

Hamstead Road, Great Barr, Birmingham, B43 5BU

Offers Over £240,000



Property Description

On offer is this delightful three-bedroom semi-detached house, listed for sale. This residence is ideally suited for both families and couples who appreciate the blend of comfort and convenience.

The property boasts an open-plan reception room adorned with large windows, flooding the space with a profusion of natural light and offering a pleasant garden view. This harmonious living area provides a serene environment for relaxation and entertainment, further enhancing the appeal of the house.

The property's accommodation consists of one elegantly refurbished bathroom and three bedrooms. Two of these bedrooms are generously sized doubles, while the third is a comfortable single room, ensuring ample space for all occupants.

The house benefits from a functional kitchen, equipped to cater to your culinary endeavours. The kitchen's design is in harmony with the rest of the house, offering an efficient layout for ease of movement.

As for the home's unique features, a private garage is included, providing secure parking or additional storage if required. The garden, full of potential, is ideal for those with green thumbs or families who desire outdoor space for children to play.

The location is particularly advantageous. The property is situated within proximity to public transport links, making commuting a breeze. The nearby schools make it a sought-after location for families, and the local amenities further enhance the desirability of this home.

This house perfectly encapsulates modern living while maintaining a touch of traditional charm. A viewing is highly recommended to fully appreciate what this stunning property has to offer.

HALLWAY With ceiling light point, stairs to first floor, radiator and under stairs storage.

THROUGH LOUNGE 22' 0" x 11' 4" (6.71m x 3.45m) With two ceiling light points, two radiators, window to front and patio doors to rear garden.

KITCHEN 10' 8" x 7' 6" (3.25m x 2.29m) Having a range of wall and base units, window to side, window to rear, door to rear, ceiling light point, sink, space for oven, space for washer/dryer, space for fridge, pantry housing Worcester boiler.

FIRST FLOOR

LANDING Ceiling light point, loft access and window to side.

BEDROOM ONE 11' 4" x 10' 6" (3.45m x 3.2m) With ceiling light point, window to rear, wardrobe and radiator.

BEDROOM TWO 12' 8" x 8' 2" (3.86m x 2.49m) With ceiling light point, window to rear, wardrobe and radiator.

AIRING CUPBOARD

BEDROOM THREE 9' 0" x 7' 6" (2.74m x 2.29m) With ceiling light point, window to front and radiator.

STORAGE CUPBOARD Above stairs.

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m) With lino flooring, shower cubicle with electric shower with tiled splash backs, ceiling light point, half tiled walls, WC, vanity sink unit, towel radiator and window to rear.

REAR GARDEN Having paved patio, stairs leading up to area for flowers and shrubs, lawn area, further paved patio to the rear.

GARAGE 17' 0" x 8' 8" (5.18m x 2.64m) With electrics. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 55Mbps. Highest available upload speed 12Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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.

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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441