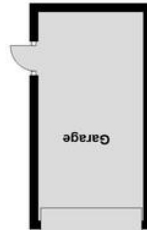


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

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This produced using Planity.



Ground Floor
Approx. 66.2 sq. metres (712 sq. feet)

Total area: approx. 105.6 sq. metres (1137.0 sq. feet)

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- SUPERB SEMI BACKING ONTO SANDWELL VALLEY NATURE RESERVE
- GARAGE
- LARGE DRIVEWAY TO FRONT
- 2 RECEPTION ROOMS PLUS A CONSERVATORY
- FITTED KITCHEN



Tanhouse Avenue, Great Barr, Birmingham, B43 5AG

Offers Over £250,000



Property Description

DRAFT DETAILS A lovely semi backing onto Sandwell Valley Nature Reserve and having the advantage of a garage to the rear and a large driveway to the front. Well placed for local schools including Hamstead Academy and Hamstead Infants school and within easy reach of Hamstead railway station with access to Birmingham, Walsall and Wolverhampton centres. The M6 and M5 motorways are also within convenient reach making the property ideal for commuting. Being well presented throughout, the property has central heating and double glazing and needs viewing to be appreciated.

ENTRANCE PORCH With double glazed window front door and windows, with further double glazed door leading to:-

ENTRANCE HALL With staircase leading off.

THROUGH LOUNGE 19' x 9' 9" (5.79m x 2.97m) With double glazed window to front, double glazed double French doors to rear, chimney breast and radiator.

DINING ROOM 11' 1" x 9' 3" (3.38m x 2.82m) With double glazed window, radiator and archway leading through to:-

FITTED KITCHEN 7' 3" x 12' 5" (2.21m x 3.78m) With double glazed window to rear, fitted units incorporating; sink unit with mixer tap, base cupboards, base drawers, tiled splash backs to work surfaces, a range of wall cupboards, space for appliances, integrated fridge, freezer and dishwasher, space for cooker, plumbing for washing machine and half glazed door leading to:-

CONSERVATORY 9' x 14' 1" (2.74m x 4.29m) With double glazed windows, double glazed French doors to rear garden.

FIRST FLOOR

LANDING With double glazed window to rear.

BEDROOM ONE 13' x 9' 2" (3.96m x 2.79m) With radiator, double glazed window.

BEDROOM TWO 9' 8" x 10' plus recess (2.95m x 3.05m) With radiator, double glazed window and built in wardrobe.

BEDROOM THREE 8' 10" x 7' 2" (2.69m x 2.18m) With radiator, airing cupboard housing combination gas fired central heating boiler and double glazed window.

BATHROOM Having panel bath with shower over, tiled splash backs, pedestal wash basin, tiled walls and radiator.

SEPARATE WC With low level WC and double glazed window.

OUTSIDE

REAR GARAGE 15' 10" x 8' (4.83m x 2.44m) With up and over door, being of pre cast concrete construction and approached via driveway to the rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDENS To the rear is a good sized full width patio together with lawned garden, inset trees and gated side access. To the front is a large driveway with parking for a number of vehicles.



AGENTS NOTE The property has solar panels on an agreement of 25 years from 2017 and are transferable. They are owned by A Shade Greener. This results in a reduction in the electric bills.

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 26 Mbps. Highest available upload speed 4Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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.

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

