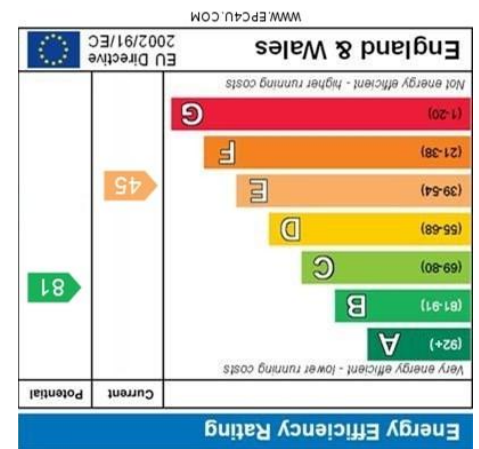


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- BEAUTIFUL TERRACE FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- NO CHAIN
- KITCHEN DINER
- CONSERVATORY

Burrelton Way, Great Barr, Birmingham, B43 5JJ

£250,000



Property Description

I am delighted to present this exquisite three bedroom terraced house for sale. This elegant property is a fine example of architectural charm combined with a modern touch, making it an exceptional choice for families and couples alike.

The residence boasts three well-proportioned bedrooms. The first bedroom is a generous double, featuring built-in wardrobes, while the second bedroom is also a comfortable double. The third bedroom is a cosy single, providing additional space for family or guests.

This house is not short of living space, with two inviting reception rooms. The first reception room is distinguished by large windows, bathing the space in natural light and creating a warm, welcoming environment. The open-plan kitchen is a true highlight of this property, recently refurbished to a high standard, complete with a kitchen island and dining space, perfect for entertaining guests or family meals.

The property also benefits from two bathrooms; a large, newly refurbished bathroom and a second bathroom featuring a luxurious rain shower. These modern facilities perfectly complement the overall aesthetic of the house, providing the utmost comfort for the residents.

Externally, the property benefits from a garage, a highly sought-after feature in today's market. The location could not be more ideal, with public transport links, nearby schools and local amenities all within easy reach.

The recently renovated aspect of this house, coupled with its open-plan design, contributes to a unique sense of space and fluidity. This home offers an excellent space to create memories, and we highly recommend viewing to fully appreciate the quality and appeal of this fine property.

HALLWAY Spotlights, stairs, radiator, tiled, storage cupboard.

KITCHEN/DINER 18' 4" x 12' 6" (5.59m x 3.81m) Tiled throughout, spotlights, kitchen island, radiator, wall and base units, sink, two windows to conservatory, door to front, oven, extractor fan, tiled splash backs, pull out tap, storage cupboard.

LOUNGE 16' 2" x 12' 0" (4.93m x 3.66m) Carpeted, spotlights throughout, ceiling light point, radiator, patio doors to conservatory.

CONSERVATORY 16' 8" x 12' 0" (5.08m x 3.66m) Laminate flooring, electric heater, windows and patio door to rear.

DOWNSTAIRS BATHROOM 5' 6" x 4' 2" (1.68m x 1.27m) WC, shower, sink, tiled walls, extractor fan, spotlights, window and radiator.

LANDING Two ceiling light points, radiator and window to rear.

BEDROOM ONE 16' 2" x 12' 2" (4.93m x 3.71m) Ceiling light point, radiator, two windows to rear and built in wardrobes.

BEDROOM TWO 12' 4" x 8' 4" (3.76m x 2.54m) Ceiling light point, radiator and window to front.

BEDROOM THREE 11' 4" x 9' 0" (3.45m x 2.74m) Ceiling light point, window to front and radiator.

BATHROOM 12' 2" x 5' 10" (3.71m x 1.78m) Tiled, WC, sink with vanity, bath with shower over, window to front, radiator, window to rear, Worcester boiler, spotlights and Bluetooth mirror.

GARDEN Paved patio area, fencing to perimeter, access to rear.



GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). Garage could not be measured.

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

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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