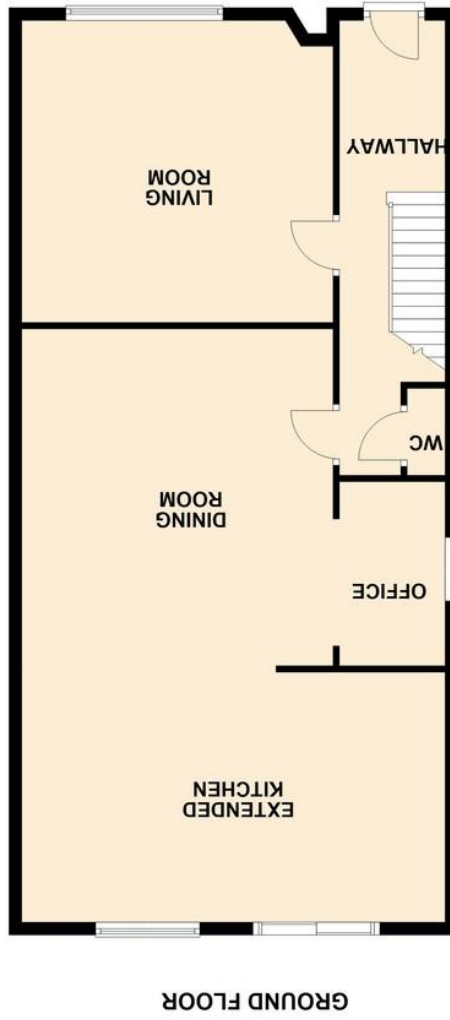
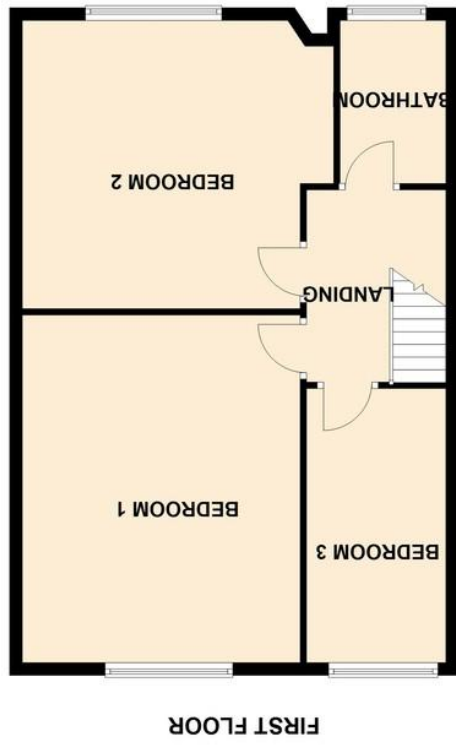
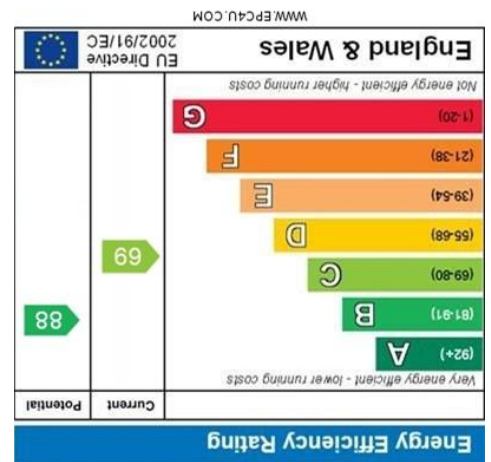


92 GLENMEAD ROAD
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- SINGLE STOREY EXTENSION
- THREE DOUBLE BEDROOMS
- DRIVEWAY
- GARAGE
- PRIME LOCATION

Glenmead Road, Great Barr, Birmingham, B44 8UQ

Offers In Region Of
 £250,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

For sale: A marvelous three bedroom semi-detached house that is sure to captivate you with its charm and character. This splendid property boasts three generously proportioned double bedrooms, a recently refurbished open-plan kitchen replete with a kitchen island and modern appliances, and two tastefully decorated reception rooms.

The kitchen, an undeniable highlight of this home, is beautifully lit by natural light, offering an inviting dining space perfect for family meals and entertaining guests. Its recent renovation tastefully combines aesthetics and functionality, making it a dream space for those who love to cook.

The property features two reception rooms, one separate with large windows, and a second that embraces an open-plan layout. These rooms offer ample space for relaxation and socializing, making this house ideal for both families and couples.

Adding to its allure are its unique features that include a garage and private parking space. The house has been recently renovated and extended, making it a stunning blend of classic and modern design.

The location of the property is another great advantage. It is situated within easy reach of public transport links, local amenities, and nearby schools, making everyday living and commute a breeze.

This house truly shines in its ability to offer a comfortable and convenient lifestyle. Its beautiful design, spacious rooms, and excellent location make it an exceptional place to call home. Your search might very well end here. Schedule a viewing today and prepare to be impressed.

HALLWAY Stairs to first floor, ceiling light, radiator, wooden flooring.

DOWNSTAIRS WC toilet, sink and window to side

LOUNGE 14' 0" x 11' 0" (4.27m x 3.35m) Wooden flooring, window to front, light switch and radiator.

DINING ROOM 13' 8" x 10' 0" (4.17m x 3.05m) Having opening to an office, ceiling light point, radiator, fireplace.

EXTENDED KITCHEN 16' 2" x 8' 8" (4.93m x 2.64m) Kitchen island, wall and base units, built-in oven, sink, window to rear, patio doors, sky windows, radiator, tiled throughout.

FIRST FLOOR

BEDROOM ONE 14' 2" x 10' 0" (4.32m x 3.05m) Radiator, ceiling light point and window to rear.

BEDROOM TWO 14' 2" x 10' 0" (4.32m x 3.05m) Ceiling light point, radiator, window to front.

BEDROOM THREE 10' 0" x 6' 8" (3.05m x 2.03m) Spotlights, window to rear, radiator.

BATHROOM 7' 8" x 6' 10" (2.34m x 2.08m) Vinyl flooring, toilet, bath, window to rear, radiator, sink with cabinet.

LOFT Boarded and has electric.

GARDEN Paved patio, lawned area, side access, decked area.



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

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 89 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, 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.

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