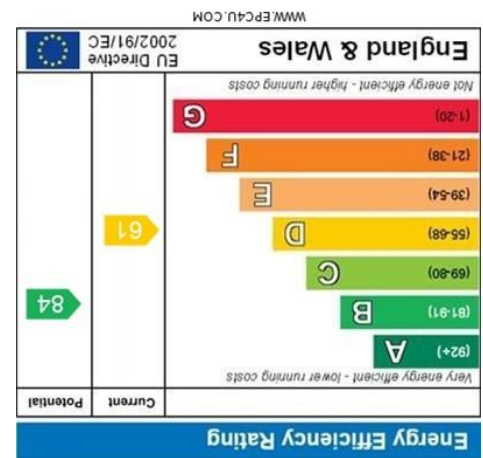


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If 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 Conveyor.



Great Barr | 0121 241 4441



- TWO DOUBLE BEDROOMS
- SPACIOUS GARAGE
- KITCHEN DINER
- ADDITIONAL LOFT ROOM
- OFF STREET PARKING
- CENTRAL HEATING

Drummond Grove, Great Barr, Walsall, B43 7BU

Offers In Excess Of  
£200,000



## Property Description

Approach is via block paved driveway with path to side of property and access to the garage.

**ENTRANCE HALLWAY** 5' 10" x 3' 0" (1.78m x 0.91m) Having stairs leading to the first floor, double glazed window to side and door leading to:-

**LOUNGE** 10' 3" x 10' 4" min 13' 1" max (3.12m x 3.15m) Double glazed window to the front elevation, double doors leading to the kitchen, feature fire surround and radiator.

**KITCHEN** 13' 11" x 11' 2" (4.24m x 3.4m) Double glazed window and double doors leading out to the garden, wall and base units with complementary work surfaces over, space for integral oven, integrated hob and extractor, boiler housed in cupboard, one and a half stainless sink and drainer with mixer tap over, space for fridge/freezer, tiled flooring and tiled splash backs.

**FIRST FLOOR LANDING** Having doors to bedroom and bathroom.

**BEDROOM ONE** 13' 11" x 9' 11" (4.24m x 3.02m) Double glazed window to front elevation, radiator.

**BEDROOM TWO** 11' 5" min x 8' 11" max (3.48m x 2.72m) Stairs leading to loft room, double glazed windows to the side and rear elevation, radiator.

**LOFT ROOM** 24' 10" max x 8' 9" Measured at floor level (7.57m x 2.67m) Built-in storage, radiator and two skylights, limited head height.

**BATHROOM** 5' 1" x 8' 4" (1.55m x 2.54m) Having double glazed window to rear, bath with shower over and hand held shower, vanity sink unit, wc, tiled splash backs and radiator.

**GARAGE** 8' 6" x 20' max (2.59m x 6.1m) Having power points and strip lighting, access directly into the rear garden, up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The garden has a variety of mature plants and shrubs, laid to lawn with large patio area.

Council Tax Band B - Walsall

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

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and O2, limited for Three 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 136 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

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