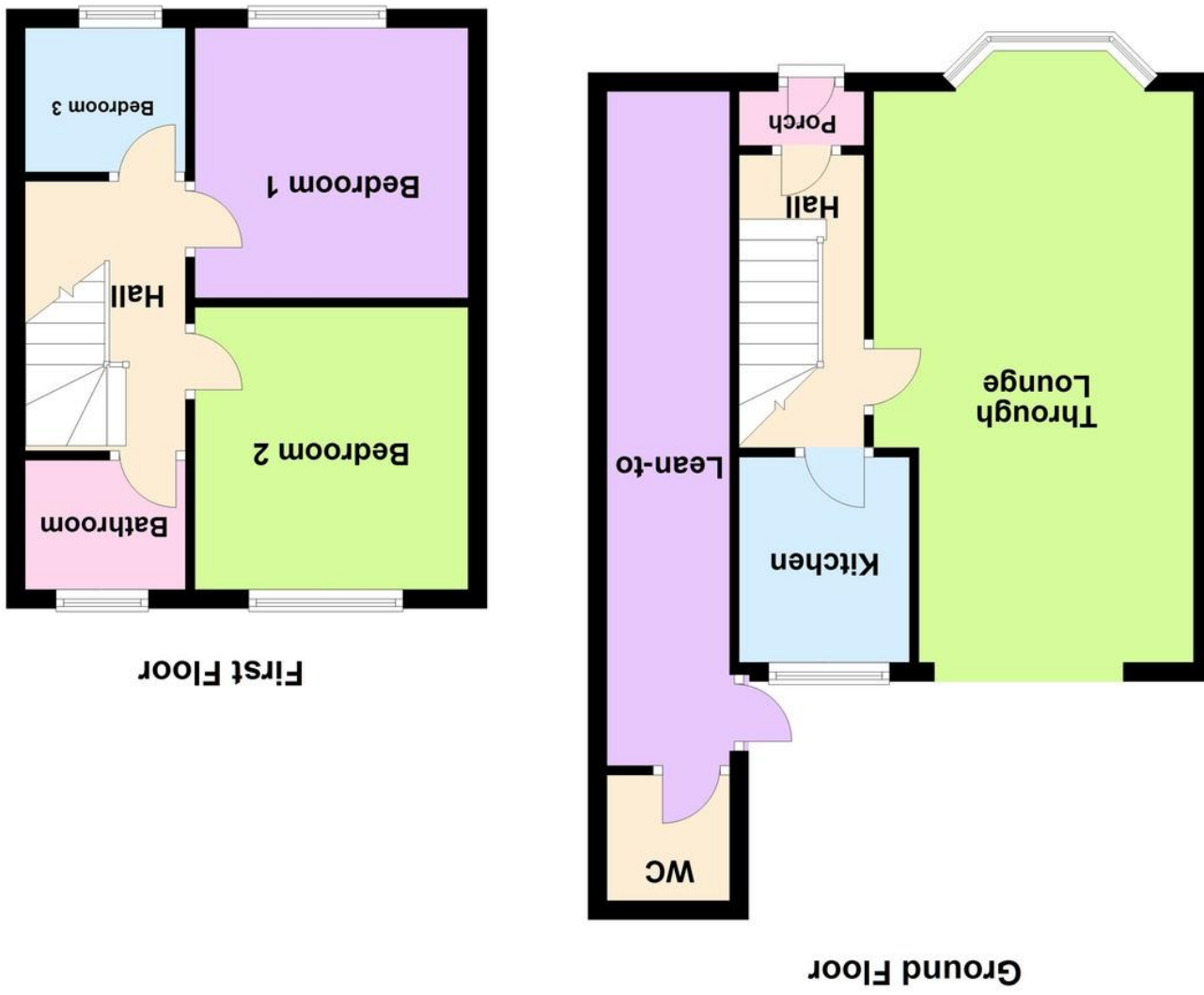


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- NO CHAIN
- THROUGH LOUNGE
- DOWNSTAIRS W/C
- GARAGE

Appleton Avenue, Great Barr, Birmingham, B43 5LX

£240,000



Property Description

Presenting this three bedroom semi-detached house of significant charm and character, available for sale. This property is in good condition, promising a ready living space for its new occupants. The house is ideally suited for families and couples alike, offering a well-planned living arrangement that balances privacy and communal living.

The three bedrooms; two of which are generous doubles and one single room. The bedrooms are well-appointed, ensuring a restful space for all members of the household. Additionally, the house features one bathroom that caters to the needs of the household.

The heart of this home is undoubtedly the open-plan reception room. The room is bathed in natural light, thanks to its large windows, and offers a pleasant view of the garden. This room is perfect for entertaining or spending quality time with family.

The property also boasts a kitchen that enjoys plenty of natural light, making for a pleasant and uplifting cooking environment. The kitchen is modern and well-equipped, ready to handle all your culinary adventures.

One of the unique features of this property is the garage, providing secure off-street parking or extra storage space. Moreover, the open-plan design of the reception room adds a modern touch to the house layout.

The location of this property further enhances its appeal. It is conveniently situated close to public transport links, local amenities, and nearby schools, making everyday life and commutes easier.

In conclusion, this is a wonderful opportunity to acquire a well-located, semi-detached house that serves as a perfect family home or an excellent investment for couples.

PORCH Ceiling light point, cupboard for gas meter.

HALLWAY Having ceiling light point, radiator, stairs.

THROUGH LOUNGE 27' 0" x 10' 6" (8.23m x 3.2m) Having two ceiling light points, bay window to front, two radiators, gas fireplace, patio doors to rear garden.

KITCHEN 9' 4" x 7' 4" (2.84m x 2.24m) Wall and base units, ceiling light point, window to rear, built-in oven, hob and extractor fan, space for fridge, pantry area, ceiling light point.

LEAN TO Accessed from the front and rear, storage cupboard, tiled, door to garden.

DOWNSTAIRS WC Tiled, toilet, window, sink.

FIRST FLOOR LANDING Ceiling light point, window to side.

BEDROOM ONE 13' 0" x 10' 6" (3.96m x 3.2m) Ceiling light point, window to rear, radiator.

BEDROOM TWO 11' 6" x 10' 8" (3.51m x 3.25m) Ceiling light point, window to front, radiator.

BEDROOM THREE 8' 8" x 6' 2" (2.64m x 1.88m) Ceiling light point, window to front, radiator.

BATHROOM Vinyl flooring, ceiling light point, free-standing shower, toilet, sink, storage cupboard, window to rear.

LOFT Accessed via bedroom one, insulated.

GARDEN Accessed via lean to or through lounge, paved area, steps, area for flowers and shrubs, lawned area, car port with wooden gates, garage which couldn't be measured and tool shed.



Council Tax Band C - Sandwell

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 limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 - Virgin Media, 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