

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

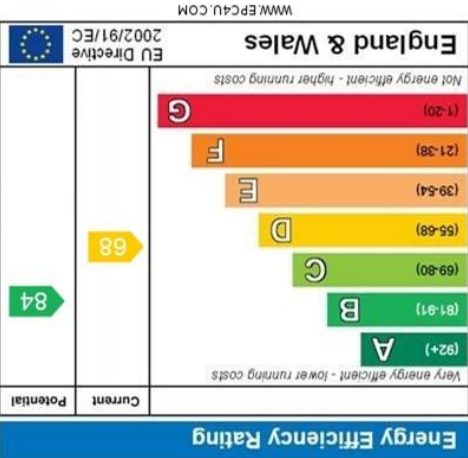


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- DOWNSTAIRS W/C
- PERFECT FOR FIRST TIME BUYERS

James Road, Great Barr, Birmingham, B43 5ES

£205,000





## Property Description

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

For sale, a charming three-bedroom mid terraced house in good condition. This property will be keenly sought after by families and couples alike due to its ample living space and convenient location near public transport links, local schools, and amenities.

The property offers a well-appointed kitchen bathed in natural light, making it a delightful space for home cooking and entertaining. The house also benefits from a spacious, separate reception room adorned with large windows, providing a flood of natural light and a perfect setting for family gatherings or relaxation after a long day.

There are three comfortable double bedrooms, each providing ample space and a tranquil environment for relaxation. The house is also endowed with one bathroom, bringing practicality to this delightful residence.

Outdoor lovers will appreciate the unique feature of this property - its parking facilities. This provision offers added convenience for residents, especially those with vehicles.

The property is in Council Tax Band B, highlighting its affordability in terms of local tax payments.

To summarise, this is a fantastic opportunity to acquire a terraced house that is not only in good condition but also ideally situated close to essential amenities. It offers a wonderful balance of comfort, convenience, and affordability, making it the perfect choice for couples and families. Arrange a viewing today to fully appreciate what this property has to offer.

**HALLWAY** Ceiling light point, electric meter, radiator, stairs leading to first floor, under stairs storage.

**LOUNGE** 17' 0" x 11' 4" (5.18m x 3.45m) Ceiling light point, bay window to front and radiator.

**KITCHEN** 14' 2" x 6' 8" (4.32m x 2.03m) Tiled, wall and base units, window to rear, two ceiling light points, boiler, oven, sink, space for fridge and washer/dryer.

**DOWNSTAIRS WC** Having ceiling light point, toilet.

**FIRST FLOOR LANDING** Loft access, ceiling light point.

**BEDROOM ONE** 10' 02" x 9' 0" (3.1m x 2.74m) Ceiling light point, window to front and radiator.

**BEDROOM TWO** 11' 2" x 8' 10" (3.4m x 2.69m) Ceiling light, window to rear, radiator.

**BEDROOM THREE** 8' 6" x 8' 0" (2.59m x 2.44m) Ceiling light point, window to rear, radiator.

**BATHROOM** 6' 8" x 6' 6" (2.03m x 1.98m) Vinyl flooring, toilet, sink, bath, window to front, radiator, tiled.

**LOFT** Insulated, boarded, electrics.

**OUTSIDE** Paved, lawned area, gate to gully at the rear, shared alleyway to front with neighbour.

Council Tax Band B - Sandwell

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 Three, limited for 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 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 - 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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