

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



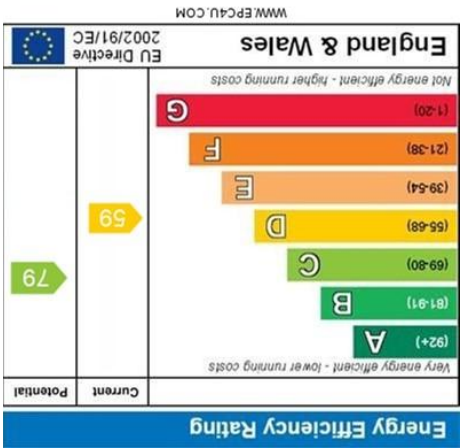
"How does this help me?"

LEGAL READY

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 Conveyancer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- TWO RECEPTION ROOMS
- TWO CONSERVATORIES
- DOWNSTAIRS W/C

Walsall Road, Great Barr, Birmingham, B42 2LT | Offers Over £330,000



Property Description

Presenting this beautifully presented three bedroom semi detached home having 1253 square feet, this two-story home is a dazzling blend of elegance and comfort, ready to meet all your lifestyle needs. On the first floor, the inviting living room features a cozy fireplace providing a perfect space for relaxing evenings. The dining room is adjacent to the wonderfully designed kitchen. Also on the first floor is a versatile room, a WC, two lovely sunrooms perfect for enjoying a morning cup of coffee, and a sizable garage. As you make your way to the second floor, you'll find four rooms that can be tailored to your needs, an office perfect for remote working, and a bathroom complete with both a shower and bath. There are also two sophisticated bedrooms on this level, offering tranquility and warm comfort. This home presents a perfect harmony of functional design and modern aesthetic, making it a must-see property, ideal for discerning homeowners seeking a blend of style, comfort, and convenience.

PORCH Laminate flooring, ceiling light point and front door into:-

LIVING ROOM 17' 2" x 14' 9" (5.23m x 4.5m) Bay window to front, ceiling light point, gas fireplace, opening to stairs and two radiators.

INNER HALLWAY Ceiling light point, storage cupboard.

DINING ROOM 10' 9" x 11' 9" (3.28m x 3.58m) Patio doors to rear, ceiling light point and radiator.

KITCHEN 6' x 11' (1.83m x 3.35m) Wall and base units, sink, two windows to conservatory area, space for oven, extractor fan, tiled splash back, tiled floor and door to conservatory.

SUN ROOM 16' 2" x 7' 11" (4.93m x 2.41m) Door to garden.

SUN ROOM 7' 5" x 9' 5" (2.26m x 2.87m)

DOWNSTAIRS WC WC, sink, ceiling light point, window to rear, half tiled walls.

GARAGE 8' 3" x 13' 6" (2.51m x 4.11m) Up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING Ceiling light point and loft access.

BEDROOM ONE 8' 11" x 15' 3" (2.72m x 4.65m) Ceiling light point, built in wardrobe, shutter blinds and radiator.

BEDROOM TWO 8' 11" x 11' 10" (2.72m x 3.61m) Built in wardrobes, window to rear, radiator and ceiling light point.

BEDROOM THREE 10' 4" x 7' 10" (3.15m x 2.39m) Ceiling light point, window to front and radiator, storage cupboard.

BATHROOM 11' 0" x 6' 2" (3.35m x 1.88m) Tiled, WC, sink, bath, radiator, half tiled walls, spotlights, shower, windows to side and rear.

REAR GARDEN Lawn area, area for flowers and shrubs, decking area and mature trees including apple and cherry trees.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Vodafone, limited for Three, O2 and data likely available for EE, Vodafone, limited for Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441