

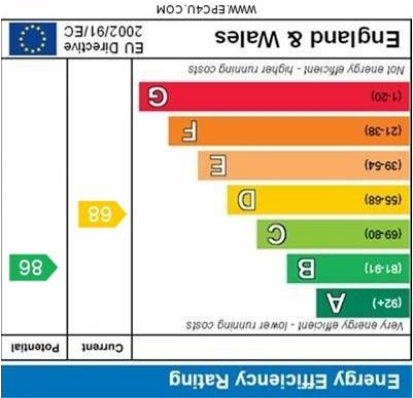
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....

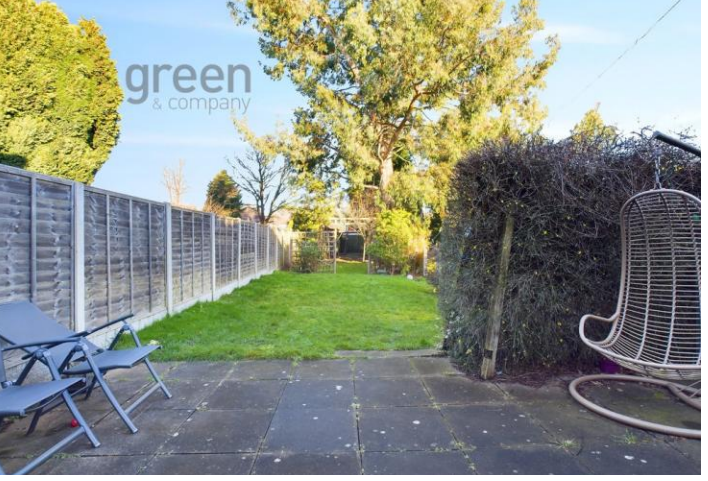


- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SINGLE STOREY EXTENSION
- DRIVEWAY
- GOOD SIZED LOUNGE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Foden Road, Great Barr, Birmingham, B42 2EL

Offers Over £260,000





## Property Description

\*\*\*AWAITING VENDOR APPROVAL\*\*\*

Experience elegant living in this well-conceived 3 bedroom semi detached home, boasting an overall space of 900 square feet. Enjoy the thoughtful floor plan which ensures privacy and sophistication are well-served. This lovely home offers an aggregate count of 3 cozy bedrooms. A neutrally decorated kitchen is also present on the main floor, fully equipped with a stove and ample workspace; a comfortable living room adds a welcoming charm to the first floor. The second floor accessible by a well-crafted staircase pleases with a versatile office space, ideal for working from home or diverting into a multi-purpose room. The bathroom on this upper level features a luxurious bath that aids relaxation after a long day. Embracing robust functionality and present-day design, this property delivers the perfect blend of privacy and convenience; a must-see for professionals or growing families who appreciate uncompromised quality in their living surroundings.

**HALLWAY** With ceiling light point, radiator, stairs upwards, understairs storage, box for gas metre, fuse box.

**LIVING ROOM** 17' 8" x 10' 9" (5.38m x 3.28m) Light ceiling point, laminate flooring throughout bay window to front and radiator.

**KITCHEN** 20' 3" x 6' 4" (6.17m x 1.93m) Wall and base units, spotlights, two radiators, built in electric oven, gas hob, extractor fan, space for double fridge freezer, space for washer dryer, space for dishwasher, tiled splash back, sink, window to side, door to rear garden and window to rear.

**DINING ROOM** 14' 6" x 9' 6" (4.42m x 2.9m) Laminate flooring, ceiling light point, patio door to rear garden and radiator.

**LANDING** Ceiling light point, loft access which is boarded and insulated.

**BEDROOM ONE** 14' 10" x 10' 5" (4.52m x 3.18m) Ceiling light point, bay window to front, radiator.

**BEDROOM TWO** 10' 9" x 11' 3" (3.28m x 3.43m) Ceiling light point, two radiators, window to rear.

**BEDROOM THREE** 7' 4" x 6' 0" (2.24m x 1.83m) Ceiling light point, window to front and radiator.

**BATHROOM** 7' 9" x 5' 1" (2.36m x 1.55m) Tiled, bath with electric shower, tiled walls, WC, sink with dual units under, window to rear, demister and light mirror.

**GARDEN** Paved, lawn, area for flowers and shrubs, further lawn area, garage, shed and access road at the back.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone.  
Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441