

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- CHARMING SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZED DRIVEWAY
- GARAGE
- POTENTIAL TO EXTEND STPP
- THROUGH LOUNGE



Woodland Grove, Great Barr, Birmingham, B43 7SY | Offers Over £240,000



Property Description

Experience the epitome of comfortable living in this semi detached family home, spanning a total area of 1076 square feet. Offering two double bedrooms and one single bedroom, well-maintained bathroom, and abundant living spaces, each room neatly flows into the next unveiling a unique blend of warmth and style. The first floor introduces you to a cozy conservatory, perfect for leisurely activities during the day. This leads into a meticulously kept garage space and a bright and spacious kitchen, fully equipped with a stove and ample storage areas. Also situated on this floor is the inviting living room, making it an ideal setting for relaxing evenings with family. The upper level, floor 1, boasts the home's three bedrooms and completing this floor is a tastefully finished bathroom that features a bath. Built with elegant architecture and top-level fixtures, this property offers the perfect blend of functionality, design, and comfort for a wholesome living experience.

PORCH Having wall light, tiled flooring.

HALLWAY Having ceiling light point, radiator, under stairs storage, doors to:-

THROUGH LOUNGE 27' 6" x 10' 1" (8.38m x 3.07m) Having ceiling light point, wall lights, bay window to front, two radiators and a gas fireplace and sliding door to rear garden.

KITCHEN 9' x 10' 1" (2.74m x 3.07m) Tiled, wall and base units, built-in double oven, grill, electric hob, extractor fan, space for washer dryer, radiator, ceiling light point, window to rear, door to garden.

CONSERVATORY 8' 10" x 7' 11" (2.69m x 2.41m) Having ceiling light point, carpeted, electrics.

LEAN TO Leading into the garage.

GARAGE 16' 11" x 6' 9" (5.16m x 2.06m) With 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 Having ceiling light point, window to side and loft access.

BEDROOM ONE 13' x 10' (3.96m x 3.05m) Ceiling light point, radiator and window to rear.

BEDROOM TWO 12' 8" x 10' 1" (3.86m x 3.07m) Lino flooring, ceiling light point, radiator and window to front.

BEDROOM THREE 7' 10" x 5' 10" (2.39m x 1.78m) Lino flooring, ceiling light point and window to rear and radiator.

BATHROOM 8' 9" x 5' 10" (2.67m x 1.78m) Vinyl flooring, tiled, toilet, sink, bath, shower, window to rear, radiator and storage cupboard.

LOFT Insulated and part boarded.

GARDEN Paved area, lawned area, further paved area, garden shed and area to flowers and shrubs throughout.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - 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