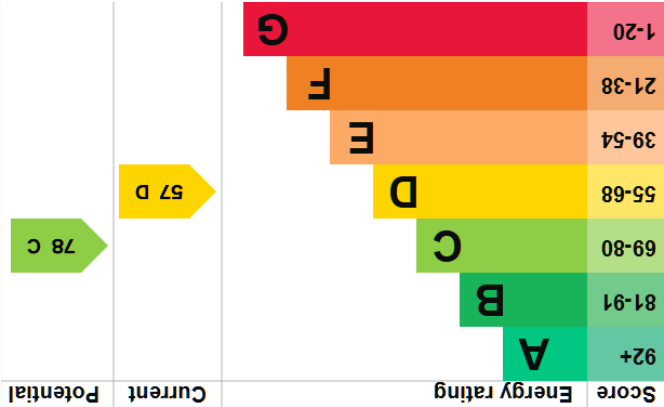


Great Barr | 0121 241 4441



- BEAUTIFUL DETACHED FAMILY HOME
- FOUR BEDROOMS
- DRIVEWAY
- SOUGHT AFTER CUL-DE-SAC
- GARAGE
- DOWNSTAIRS W/C



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.



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Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Experience tranquil living in this meticulously built detached family home spread over 1369 square feet. Featuring a total of 4 bedrooms, one shower room, downstairs w/c, this well-planned structure maximizes both comfort and space. The ground floor houses a spacious garage, a conveniently located utility room, a WC, and spacious L shaped living area. It also flaunts a combined, open-concept living and dining area that is ideal for entertaining and is complemented by a modern, fully fitted kitchen with a stove - indeed a perfect infusion of style and capability. The upper floor features four bedrooms, and a pristine shower room. This polished home's skilful floor plan combines functionality with elegance, offering a truly sophisticated lifestyle.

HALLWAY Ceiling light point, engineered wood flooring, radiator, stairs going up.

DOWNSTAIRS WC 7' 6" x 2' 10" (2.29m x 0.86m) Tiled, WC, ceiling light point, window to side, radiator, sink with units under.

STORAGE CUPBOARD

LOUNGE/DINER 11' 4" x 22' 4" (3.45m x 6.81m) L shaped room, three ceiling light points, bay window to front, two radiator, electric fireplace, three metre sliding patio doors. Dining area 8' 1" x 8' 9" (2.46m x 2.67m) with door leading to hallway.

KITCHEN 8' 9" x 11' 9" (2.67m x 3.58m) Ceiling light point, wall and base units, window to rear, sink, gas oven, built in dishwasher, radiator.

UTILITY ROOM 6' 8" x 5' 6" (2.03m x 1.68m) Wall and base units, sink, patio door to rear garden, radiator, space for fridge freezer, party area.

FIRST FLOOR

LANDING Ceiling light point, radiator.

BEDROOM ONE 11' 9" x 11' 6" (3.58m x 3.51m) Ceiling light point, window to front, radiator and built in wardrobes.

BEDROOM TWO 11' 6" x 12' 10" (3.51m x 3.91m) Storage cupboard, ceiling light point, window to front, radiator and built in wardrobes.

BEDROOM THREE 8' 9" x 9' 3" (2.67m x 2.82m) Ceiling light point, window to rear, radiator and built in wardrobes.

BEDROOM FOUR 8' 4" x 9' 3" (2.54m x 2.82m) Ceiling light point, window to rear, radiator and storage cupboard.

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m) Tiled, WC, sink with units under, tiled walls, window to rear, walk in shower with mains fed shower, towel radiator.

GARDEN Paved area, side entrance to either side, lawn area, area for flowers and shrubs.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3Mbps.
Broadband Type = Superfast Highest available download speed 50Mbps. Highest available upload speed 9Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
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