

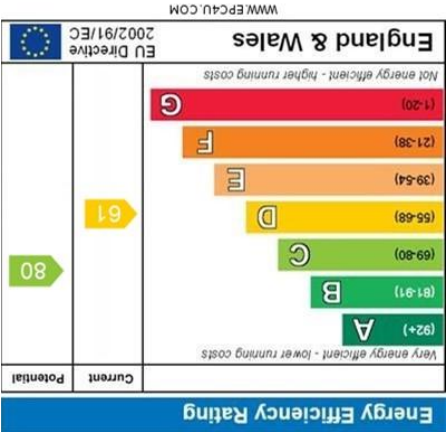
Great Barr | 0121 241 4441



Scarsdale Road, Great Barr, Birmingham, B42 2JW

£280,000

- BEAUTIFUL SEMI-DEATCHED FAMILY HOME
- THREE BEDROOMS
- LOFT CONVERTED
- SINGLE STOREY EXTENSION
- OPEN PLAN LIVING & DINING AREA



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.

"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.





Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Welcome to this beautiful three bedroom extended home encompassing a sizeable 1266 square feet of living space. Composed of three well-proportioned bedrooms and one bathroom and one en-suite which come off the master bedroom. As you venture through the property, you'll discover the ground floor comprises of a generous utility room for convenient storage, an inviting dining room/living room combination, which features a cozy fireplace ideal for those chilly evenings, and a fully equipped kitchen boasting a modern stove. The first floor houses a versatile room that can be tailor fit to your unique living requirements alongside two tranquil bedrooms and a bathroom with shower. The second floor completes the house with another spacious bedroom with built in wardrobes and en-suite. Even further, for those who possess vehicles or require extra storage, the property includes a sizeable garage, adding an additional layer of convenience to this comprehensive package. This property offers an optimal blend of comfort, functionality, and style.

PORCH Tiled, ceiling light point and electric points.

HALLWAY Wall light, radiator, laminate flooring, stairs off, storage cupboard housing gas metre.

OPEN PLAN LIVING AND DINING ROOM

LIVING ROOM AREA 13' 10" x 9' 9" (4.22m x 2.97m) Wall lights, bay window to front, window to side, radiator, storage under stairs housing alarm system.

DINING AREA 9' 9" x 15' 7" (2.97m x 4.75m) Spotlights and window to side.

KITCHEN 11' 11" x 7' 1" (3.63m x 2.16m) Tiled, wall and base units, tiled splashbacks, space for fridge freezer, built in oven, gas hob, extractor fan, sink, radiator, three ceiling light points and patio doors to rear garden.

UTILITY ROOM 8' 2" x 7' 0" (2.49m x 2.13m) Laminate flooring, ceiling light point, boiler.

FIRST FLOOR

LANDING Wall lights.

BEDROOM TWO 12' 0" x 8' 7" (3.66m x 2.62m) Laminate flooring, ceiling light point, window to front, radiator.

BEDROOM THREE 9' 8" x 9' 2" (2.95m x 2.79m) Laminate flooring, ceiling light point, window to rear, radiator.

OFFICE 3' 11" x 6' 9" (1.19m x 2.06m) Laminate flooring, window to rear, ceiling light point.

BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m) Tiled floor, shower, toilet with units, sink, towel radiator and window to rear.

SECOND FLOOR

LANDING Spotlights and door to:-

BEDROOM ONE 13' 6" x 11' 3" (4.11m x 3.43m) Spotlights, window to rear, skylight window, built in wardrobes.

ENSUITE 5' 6" x 5' 0" (1.68m x 1.52m) Tiled, enclosed shower cubicle, spotlights, extractor fan, WC, sink, radiator and window to rear.

GARDEN Paved area, lawn area.

GARAGE 31' 5" x 8' 3" (9.58m x 2.51m) Has been extended with a timber extension. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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?
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