

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

Great Barr | 0121 241 4441



- END TERRACE FAMILY HOME
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE/KITCHEN DINER
- CONSERVATORY
- THREE BEDROOMS
- MODERN REFFITED WET ROOM



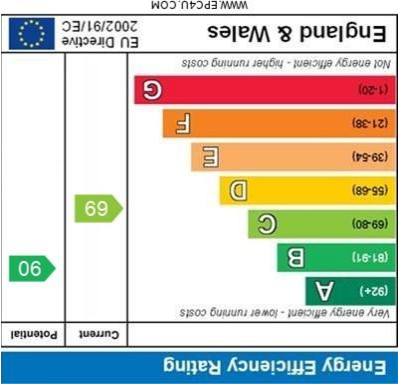
Beacon Road, Great Barr, Birmingham, B43 7BX

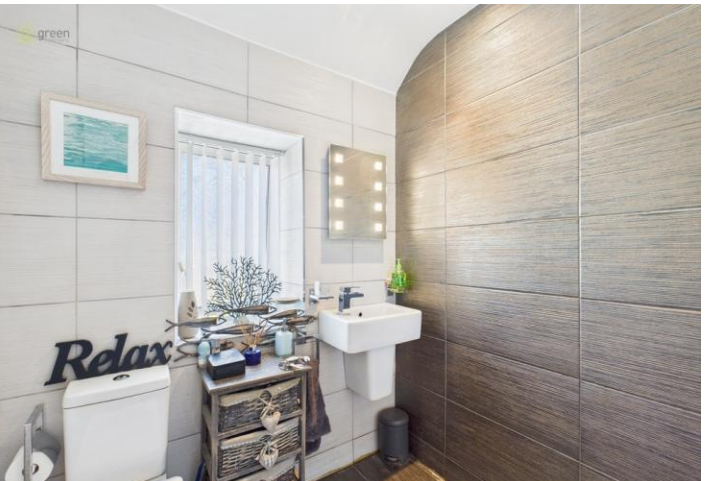
Offers over £245,000

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 Conveyor.





Property Description

This delightful 2-story property offers a comfortable total area of 812 square feet, thoughtfully distributed over two floors. The ground level presents an inviting open floor plan featuring a practical Dining kitchen, a welcoming conservatory room, and a lounge that brings warmth and coziness to the house. Proceeding to the upper floor, you'll discover an integrated layout composed of three serene bedrooms and a well-maintained modern wet room. This layout ensures harmonious living spaces, ideal for individuals who value a combination of comfort, elegance, and convenience.

The property is approached via a pebbled driveway with path to side.

ENCLOSED PORCH Having double glazed sliding door, tile flooring, wall light point and front entrance door to:-

RECEPTION HALL Having central heating radiator, stairs off to first floor, laminate flooring, ceiling spotlighting and open access to:-

LOUNGE 9' 7" x 14' 5" (2.92m x 4.39m) Having walk-in double glazed bay window to front aspect, central heating radiator, laminate flooring, ceiling spotlighting and open access through to:-

DINING KITCHEN 16' 8" x 10' 1" (5.08m x 3.07m) Having a range of base, wall and drawer units with work surfaces over, circular stainless steel sink unit with mixer tap and drainer to side, space and point for range cooker, stainless steel extractor/light chimney above, double glazed windows to rear aspect, space and point for upright American style fridge/freezer, tiled flooring, two ceiling light points, double glazed sliding patio door through to:-

CONSERVATORY 8' 11" x 11' 0" (2.72m x 3.35m) Having double glazed windows and door to rear garden, polycarbonate roofing, wall light point and laminate flooring.

REAR GARDEN Having tradesman side entrance, cold water tap, steps up to paved patio area, fenced boundaries, further steps up to further patio area with timber garden sheds, further steps up to path leading to rear patio with lawn adjoining.

FIRST FLOOR Approached via return staircase to first floor landing having three bedrooms and bathroom.

BEDROOM ONE 8' 5" x 12' 5" (2.57m x 3.78m) Having double glazed window to front aspect, central heating radiator and ceiling spotlighting.

BEDROOM TWO 10' 5" x 10' 0" (3.18m x 3.05m) Having double glazed window to rear aspect, central heating radiator, ceiling spotlighting.

BEDROOM THREE 8' 0" x 7' 11" (2.44m x 2.41m) Having double glazed window to front aspect, central heating radiator, storage shelving over stairs and wall light point.

WET ROOM 5' 9" x 6' 5" (1.75m x 1.96m) Having white suite comprising low flush wc, pedestal wash hand basin, fitted shower into ceiling, ceiling spotlighting, obscure double glazed window to rear, feature fitted mirror with lights, chrome vertical heated towel rail radiator, tiled flooring, tiled walls.

OUTSIDE There is a driveway to side leading to garage.

Council Tax Band B - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 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?
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