

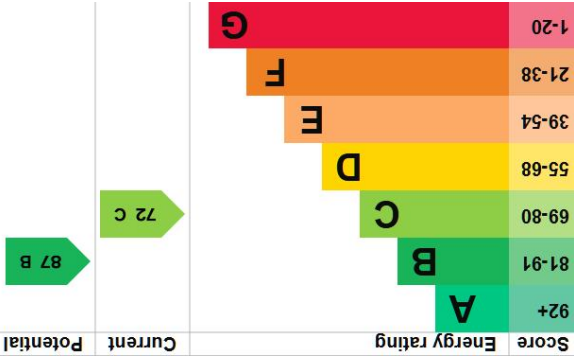


- SPACIOUS EXTENDED SEMI DETACHED
- THROUGH LOUNGE
- CONSERVATORY
- EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM
- FOUR BEDROOMS



Appleton Avenue, Great Barr,
Birmingham, B43 5QD

£330,000



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

"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

The property is approached via a paved driveway leading to:-

ENCLOSED PORCH Having double glazed windows and door and front entrance door:-

WELCOMING RECEPTION HALL Having stairs off to first floor, coving to ceiling, ceiling light point, wired smoke alarm, central heating radiator and doors off to; lounge, kitchen and garage.

THROUGH LOUNGE 11' 2" x 26' 0" (3.4m x 7.92m) Having double glazed leaded window to front, two central heating radiators, two ceiling light points, five wall light points, wired smoke alarm, bi-fold doors through to conservatory.

CONSERVATORY 9' 6" x 10' 3" (2.9m x 3.12m) Having double glaze French doors to garden, double glazed windows, central heating radiator, polycarbonate roofing.

EXTENDED KITCHEN 6' 6" x 19' 11" (1.98m x 6.07m) Having a range of base, wall and drawer units with worksurfaces over, circular stainless steel sink unit with mixer tap and drainer to side, space and point for range cooker, space and plumbing for washing machine, space and point for dryer, space and plumbing for slimline dishwasher, cupboard housing wall mounted gas central heating boiler, tiled flooring, central heating radiator, built in bottle store, glass display cabinets, stainless steel extractor/light chimney over cooker area, coving to ceiling, ceiling spotlighting, double glaze window to rear, space and point for American style fridge freezer, wired heat sensor and door through to:-

CLOAKROOM Having tiled flooring, ceiling light point and doorway through to downstairs shower room.

DOWNSTAIRS SHOWER ROOM Having a white suite comprising; low flush WC set into vanity unit, wash hand basin set into vanity unit, tiled flooring, tiled splash backs, walk in shower cubicle with fitted shower, vertical heated towel radiator, extractor, shavers socket and ceiling spotlighting.

FIRST FLOOR

LANDING Approached via easy tread staircase to split landing, wired smoke alarm, having doors off to four bedrooms and family bathroom.

BEDROOM ONE 8' 9" x 17' 8" (2.67m x 5.38m) Having double glazed leaded window to front, central heating radiator, ceiling light point and door through to:-

ENSUITE SHOWER ROOM Having low flush WC set into vanity unit, wash hand basin set into vanity unit with drawers and cupboard beneath, walk in shower cubicle, obscure double glazed window to rear, chrome vertical heated towel rail, ceiling spotlighting and door through to useful storage cupboard.

BEDROOM TWO 11' 6" x 11' 7" (3.51m x 3.53m) Having double glazed window to rear, vertical central heating radiator, ceiling light point and access to lft.

BEDROOM THREE 9' 6" x 11' 9" (2.9m x 3.58m) Having double glazed leaded window to front, central heating radiator, ceiling spot lighting, two wall light points and fitted wardrobes.

BEDROOM FOUR 6' 8" x 7' 5" (2.03m x 2.26m) Having double glazed leaded window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; low flush WC, wash hand basin set into vanity unit with storage drawers beneath, P-shaped panel bath with fitted shower over, obscure double glazed window to rear, vertical central heating radiator, tiled flooring, tiled splash backs, extractor and ceiling spotlighting.

OUTSIDE Laid mainly to lawn with fenced and stone boundaries.

GARAGE 8' 9" x 16' 11" (2.67m x 5.16m) Having hot and col water taps, door to rear garden, fluorescent strip lighting and metal up and over entrance door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, O2, limited for Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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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