

Great Barr | 0121 241 4441



- PERFECT PROJECT
- SOUGHT AFTER LOCATION
- FAMILY ORIENTED AREA
- IN NEED OF WORK
- CLOSE VICINITY TO SCHOOLS
- POTENTIAL TO GAIN A RETURN

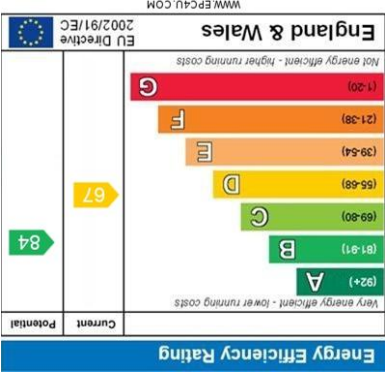
Elm Drive, Great Barr, Birmingham, B43 6AT

£300,000

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

A fantastic opportunity to acquire this three bedroomed link detached house in this very popular location off Morksfield Avenue close to Grove Vale Primary School. This property is perfect for those looking for a 'do-a-upper' to make a long term family; or for those looking to find properties in need of work. The property does benefit from a fairly recently installed central heating system and subject to necessary permissions lends itself to extension. It's also well located for all amenities including shops at Scott Arms, commuting via the M6 and M5 and surrounding road networks, the property represents a rare opportunity for those looking to move in to the area and put their own stamp on their home.

ENTRANCE PORCH With glazed front door, built in cupboard and further glazed door leading to:-

LOUNGE 13' 1" x 18' 0" (3.99m x 5.49m) With radiator, window to front, staircase leading off and archway leading into:-

DINING ROOM 10' 8" x 8' 11" (3.25m x 2.72m) With French door, serving hatch to kitchen and radiator.

KITCHEN 10' 8" x 8' 6" (3.25m x 2.59m) With window to rear, base and wall units, built in pantry and door to:-

UTILITY/WORKSHOP 7' 11" x 8' 3" (2.41m x 2.51m) Which has been partitioned from the original garage which now has a storage area 7' 11" x 8' 1" (2.42m x 2.47m) to the front with up and over door. To the rear of the utility is doors to garden and WC.

WC With low level WC.

FIRST FLOOR

LANDING With airing cupboard housing gas fired central heating boiler and full depth window to side.

BEDROOM ONE 10' 9" x 11' 5" (3.28m x 3.48m) With window to rear, radiator, fitted wardrobes and built in wardrobe.

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m) With radiator, built in wardrobe and window to front.

BEDROOM THREE 7' 11" x 8' 4" (2.41m x 2.54m) With radiator and window to front.

BATHROOM Tiled walls, panel bath, low level WC, pedestal wash hand basin, corner shower compartment.

OUTSIDE The property stands behind a fore garden with adjacent driveway and inset tree and carport area in front of original garage, there is gated side access and to the rear is a very mature overgrown garden backing onto the canal.

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 62Mbps. Highest available upload speed 14Mbps.
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?
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