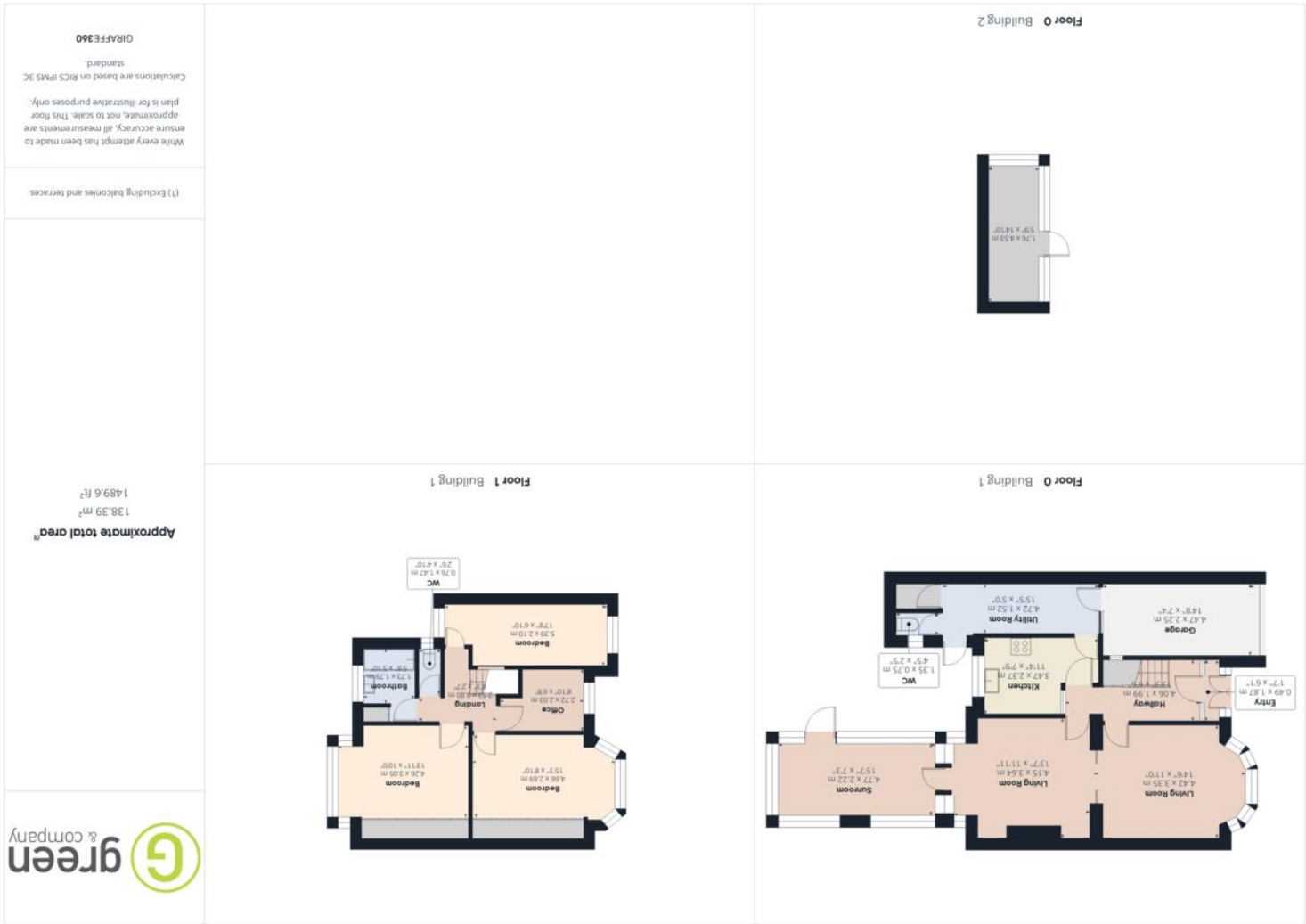


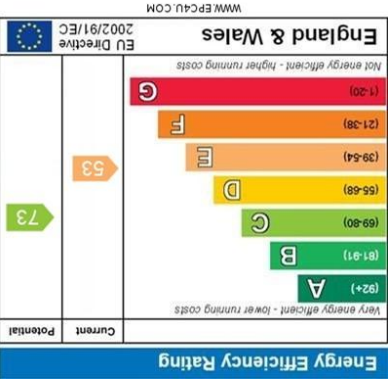
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441

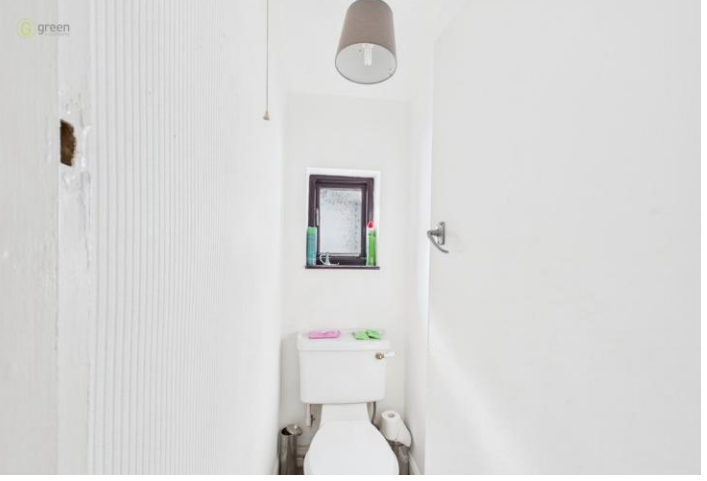


- NO UPWARD CHAIN
- EXTENDED SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- ORANGERY
- UTILITY
- GUEST CLOAKROOM
- FOUR BEDROOMS
- BATHROOM & SEPARATE WC
- GARAGE

Walsall Road, Great Barr, Birmingham, B42 1EP

£375,000





## Property Description

This elegant two-story property boasts 138 square meters of meticulously designed space to suit your every need. On the ground floor, you will find a spacious garage, practical utility room, a fitted kitchen complemented, two generously designed living rooms for relaxation and entertainment, a comfortable sunroom/orangery to unwind and a convenient WC. The first floor boasts Four well-appointed bedrooms promising restful slumbers, a bathroom complete with a bath for ultimate relaxation, and a separate second WC for added convenience. The property provides a comfortable living environment uniquely tailored to address a wide range of needs and aspirations. Discover a unique blend of comfort, function, and style in this idyllic two-story property.

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

STORM PORCH Having wall light point and door into:-

ENCLOSED PORCH With front entrance door into hall and obscure windows to either side.

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point and door to useful storage cupboard under stairs and doors off to two reception rooms and kitchen.

FRONT RECEPTION ROOM 14' 6" x 11' 0" (4.42m x 3.35m) Having walk in bay window to front, central heating radiator, three wall light points, coving to ceiling and sliding doors through to:-

SECOND RECEPTION ROOM 13' 7" x 11' 11" (4.14m x 3.63m) Having windows to orangery, two central heating radiators, tiled fireplace, coving to ceiling and ceiling light point.

ORANGERY 15' 7" x 7' 3" (4.75m x 2.21m) Having laminate flooring, ceiling spotlighting, double glazed windows to three aspects incorporating double glazed door to rear garden, skylight, power points and wall mounted electric heater.

KITCHEN 11' 4" x 7' 9" (3.45m x 2.36m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer top and drainer to side, wall mounted gas central heating boiler, tiled splash backs, window to rear, fluorescent strip light, space and point for slot in cooker, space and point for upright fridge freezer and door through to:-

UTILITY ROOM 15' 5" x 5' 0" (4.7m x 1.52m) Having space and plumbing for washing machine, space and point for dryer, space and point for further appliance, skylight, central heating radiator, door to rear garden, door to garage and doors to guest cloakroom and useful store cupboard.

GUEST CLOAKROOM Having a white suite comprising; low flush WC and wall light point.

GARAGE Having metal up and over entrance door, concrete flooring, fluorescent strip light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING Approached via split level landing and having access to roof space, ceiling light point, doors off to bedrooms and bathroom and separate WC.

BEDROOM ONE 15' 3" x 8' 10" (4.65m x 2.69m) Having walk in bay window to front, central heating radiator, a range of fitted wardrobes and ceiling light point.

BEDROOM TWO 13' 11" x 10' 0" (4.24m x 3.05m) Having walk in bay window to rear, central heating radiator, a range of fitted wardrobes and ceiling light point.

BEDROOM THREE 17' 8" x 6' 10" (5.38m x 2.08m) Having window to front and obscure window to rear, central heating radiator and ceiling light point.

BEDROOM FOUR 8' 10" x 6' 8" (2.69m x 2.03m) Having window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; panel bath with fitted shower over, pedestal wash hand basin, tiled splash backs, obscure window to rear, central heating radiator, shelved storage cupboard and ceiling light point.

SEPARATE WC Having a white suite comprising; low flush WC, obscure window to side and ceiling light point.

OUTSIDE Having paved patio area with lawn adjoining, fenced boundaries, concrete footings for decorative pond, garden path leading to bar/multifunctional room.

BAR/MULTIFUNCTIONAL ROOM 5' 9" x 14' 10" (1.75m x 4.52m) Having double glazed door and windows to two elevations, ceiling spotlighting, concrete flooring and power.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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