

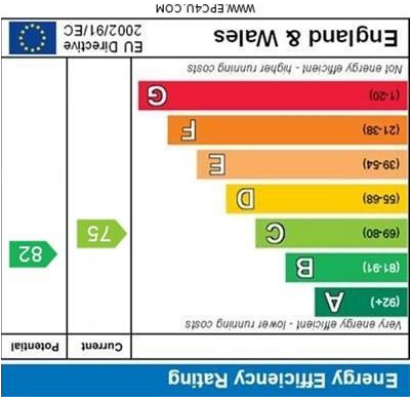
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



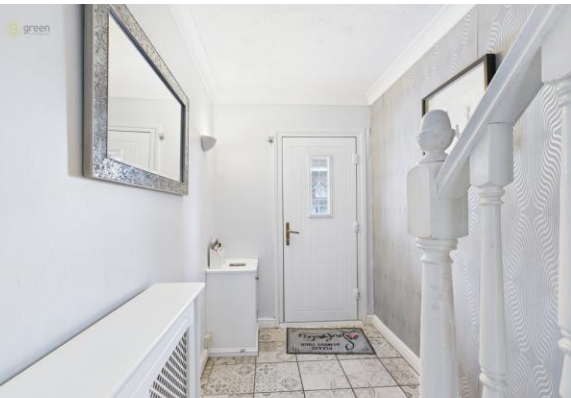
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.



Great Barr | 0121 241 4441



- VASTLY EXTENDED END TERRACE FAMILY HOME
- RECEPTION HALL
- L-SHAPED LOUNGE/DINING ROOM
- FITTED BREAKFAST KITCHEN
- DOWNSTAIRS SHOWER ROOM

Calver Grove, Great Barr, Birmingham, B44 9BE

Offers In Region Of
£350,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This spacious 3-story property features an impressive total area of 1833 square feet, providing ample space for a large family. The versatile floor plan accommodates 5 bedrooms, and 3 bathrooms/shower rooms split across the three floors. The ground floor boasts a cosy dining room with a fireplace for those intimate family dinners opening onto the Lounge area, a downstairs shower room, and a practical modern fitted kitchen. Additionally, it offers another reception room that can be customized according to your preference. The first-floor houses four comfortable bedrooms, a family bathroom and en-suite to the master bedroom, along with dressing area with fitted wardrobes. The top floor features a fifth bedroom that provides privacy and tranquility. This residence also benefits from a large garage, providing extra storage or parking space or entertaining space. Its thoughtful layout and space allocation make it an exceptional choice for a personal residence.

The property is approached via a pebbled driveway with an additional shared driveway to side leading to rear garden and garage.

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

RECEPTION HALLWAY Having stairs off to first floor, tiled flooring, central heating radiator, coving to ceiling, two wall light points, half door to useful storage cupboard under stairs and door through to:-

OPEN PLAN L-SHAPED LOUNGE / DINER Lounge area - 14' 2" x 10' 10" (4.33m x 3.31m)
Dining area - 10' 2" x 16' 8" (3.10m x 5.09m)

Having walk-in double glazed bay window to front aspect, central heating radiator, feature brick built fireplace, coving to ceiling, six wall light points, additional feature brick built fireplace, additional central heating radiator, double glazed window to side, small door to storage cupboard, useful storage space with shelving and door through to:-

DINING KITCHEN 8' 9" x 16' 6" (2.67m x 5.03m) Having a range of base, wall and drawer units with work surfaces over, one a half bowl sink with mixer tap and drainer to side, space and point for slot in range cooker, extractor / light chimney above, tiled splash backs, double glazed window to rear aspect, door to rear, tiled flooring, space and plumbing for washing machine, space and point for dryer, space and point for upright fridge/freezer, coving to ceiling, two ceiling light points and door through to:-

SECOND RECEPTION ROOM 17' 11" x 8' 4" (5.46m x 2.54m) Having double glazed windows to rear and side, door leading to rear garden, obscure double glazed window to side, laminate flooring, two ceiling light points, door to:-

DOWNSTAIRS SHOWER ROOM Having suite comprising low flush wc, wash hand basin, corner shower cubicle with fitted shower, wall mounted central heating boiler, double glazed window to side aspect, tiled flooring and ceiling light point.

OUTSIDE Having pebbled patio area, lawn adjoining, double glazed French doors to rear garage.

FIRST FLOOR Approached via turning staircase to first floor landing, having doors off two bedrooms, stairs to second floor and doorway through to inner landing, having ceiling light point and doors off to two further bedrooms.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m) Having white suite comprising low flush wc, panelled bath with telephone shower attachment, corner wash hand basin set in vanity unit, Velux window, tiled splashbacks, chrome heated towel rail radiator and ceiling light point.

MASTER BEDROOM 8' 7" x 13' 0" (2.62m x 3.96m) Having double glazed French doors leading to Juliette balcony with double glazed windows either side, tiled flooring, ceiling light point, three quarter door to useful storage cupboard, vertical radiator and door through to:-

DRESSING ROOM 5' 10" x 8' 9" (1.78m x 2.67m) Having double glazed window to rear aspect, central heating radiator, tiled flooring, ceiling light point, a range of built-in wardrobes and open archway through to:-

EN SUITE 2' 8" x 7' 11" (0.81m x 2.41m) Having a white suite comprising low flush wc with vanity unit set into basin, walk-in shower cubicle with fitted shower, obscure double glazed window to front, chrome vertical heated towel rail radiator, tiled flooring, extractor and ceiling light point.

BEDROOM TWO 12' 2" x 8' 7" (3.71m x 2.62m) Having double glazed window to front aspect, central heating radiator, a range of fitted wardrobes with bed recess and dressing table either side and ceiling light point.

BEDROOM FOUR 7' 6" x 7' 11" (2.29m x 2.41m) Double glazed window to front aspect, central heating radiator, ceiling light point.

BEDROOM THREE 10' 2" x 8' 0" (3.1m x 2.44m) Having double glazed window to side aspect, central heating radiator and ceiling light point.

SECOND FLOOR Approached via turning staircase to second floor landing having Velux window and door through to:-

BEDROOM FIVE 11' 11" x 8' 3" (3.63m x 2.51m) Having double glazed windows to side aspect and ceiling light point.

Measurements are at floor level, there is restricted height due to sloping ceiling.

REAR GARAGE 33' 11" x 15' 1" (10.34m x 4.6m) Having metal electronic entrance door, two double glazed French patio doors to rear garden, ceiling light point and power.
(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, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for 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 73 Mbps. Highest available upload speed 19 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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