

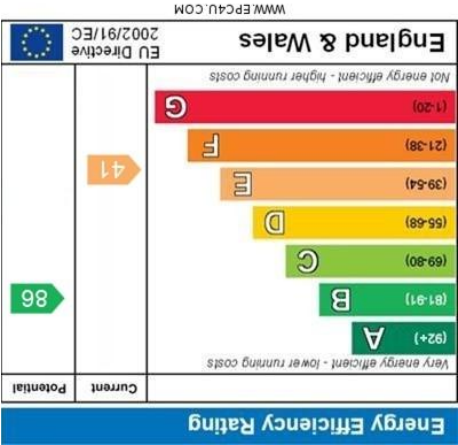
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- EXTENDED WELL PRESENTED BUNGALOW
- GARAGE
- REFITTED KITCHEN AND SHOWER ROOM
- TWO DOUBLE BEDROOMS
- SUPER LOUNGE AND SEPARATE DINING ROOM



Green Lane, Great Barr, Birmingham, B43 5LE

Offers in excess of
£280,000



Property Description

This lovely semi detached bungalow presents a fantastic opportunity for buyers.

Well located in a popular position, the property has the advantage of a refitted kitchen, refitted shower room, gas central heating and double glazing and is very well presented throughout.

There is parking to the front plus the addition of a garage, approached via a shared driveway with the neighbouring bungalow .

Opportunities to acquire bungalows such as this in such good condition are rare and viewing is strongly recommended of the accommodation which in more detail comprises:-

SIDE ENTRANCE PORCH With double glazed front door, with further double glazed inner door leading to:-

RECEPTION HALL With radiator, shelved cupboard.

SUPERB LOUNGE 13' 0" x 12' 6" (3.96m x 3.81m) Radiator, fireplace, double glazed window and double glazed French door leading through to:-

SUN ROOM / DINING ROOM 5' 10" x 12' 1" (1.78m x 3.68m) Radiator, tiled flooring, double glazed windows and double French doors to garden.

FITTED KITCHEN 9' 0" x 7' 9" (2.74m x 2.36m) With a stainless steel sink unit, white gloss fronted units with dark work surfaces, metropolitan tiled splash backs and incorporating a comprehensive range of base cupboards and base drawers, wall cupboards, gas hob, electric oven and extractor, dishwasher, radiator, double glazed door leading to:-

UTILITY ROOM 5' 2" x 7' 10" (1.57m x 2.39m) With tiled flooring, Worcester wall mounted gas fired central heating boiler, double glazed window and exterior door.

BEDROOM ONE 10' 9" x 9' 1" (3.28m x 2.77m) With radiator, double glazed leaded bow window to front, three built-in double wardrobes.

BEDROOM TWO 10' 2" x 9' 10" (3.1m x 3m) Radiator, double glazed leaded bow window to front.

REFITTED SHOWER ROOM 4' 5" x 7' 8" (1.35m x 2.34m) Being fully tiled, having low level wc, pedestal wash basin, large shower compartment with electric shower over, double glazed window, ladder radiator.

DETACHED GARAGE 16' 3" x 8' 10" (4.95m x 2.69m) Up and over door, side door, double glazed window.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property stands behind a parking fore-court with boundary wall with joint access tarmac drive leading through to the garage.
To the rear is an enclosed garden with patio area, gate to the side, driveway, lawned garden, boundary surrounds.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 175 Mbps. Highest available upload speed 24 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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