



- EXTENDED THREE BED SEMI-DETACHED
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- THREE BEDROOMS
- BATHROOM
- ATTRACTIVE REAR GARDEN



Calverton Grove, Great Barr, Birmingham, B43 5SD

Offers In Excess Of  
£290,000

**LEGAL READY**

"How does this help me?"

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.

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.







## Property Description

For sale is a delightful 2-story property spanning 1188 square feet, comprising of 3 spacious bedrooms and a full bathroom. The ground floor offers an extended rear reception room which is a great family space. It also features a fully equipped kitchen and an elegant front reception room suitably designed for family meals and entertaining guests. The first floor is where you will find all of the bedrooms and a bathroom fitted out with both a shower and bath. To top it all off, this property also comes with a garage, adding an extra level of convenience. This is an inviting and comfortable living space that awaits its next owner.

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

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

RECEPTION HALL Having stairs off to first floor, central heating radiator, coving to ceiling, wall light point and doors off to two reception rooms and door way through to extended kitchen.

FRONT RECEPTION ROOM 12' 8" x 11' 6" (3.86m x 3.51m) Having walk in double glazed bay window to front, central heating radiator, coving to ceiling and ceiling light point.

EXTENDED SECOND RECEPTION ROOM 18' 7" x 11' 0" (5.66m x 3.35m) Having laminate flooring, double glazed sliding patio to rear garden, central heating radiator, coving to ceiling and two ceiling light points.

EXTENDED KITCHEN 19' 9" x 7' 2" (6.02m x 2.18m) Having a range of base, wall and drawer units with work surfaces over, integrated one and half bowl sink unit with mixer tap and drainer to side, glass splash backs, space and plumbing for washing machine, space and plumbing for dishwasher, integrated eye level oven, space and point for upright fridge freezer, central heating radiator, double glazed windows to rear and side, four ring electric hob with extractor/light chimney above, three ceiling light points and door to useful storage cupboard under stairs.

FIRST FLOOR

LANDING Approached via return staircase having access to loft space, ceiling light point, obscure double glazed window to side, doors off to bedrooms and bathroom.

BEDROOM ONE 13' 2" x 11' 10" (4.01m x 3.61m) Having walk in double glazed bay window to front, a range of fitted wardrobes, access to loft space, central heating radiator and ceiling light point.

BEDROOM TWO 12' 11" x 11' 3" (3.94m x 3.43m) Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE 8' 2" x 6' 6" (2.49m x 1.98m) Having double glazed window to front, central heating radiator and ceiling light point.

BATHROOM 7' 9" x 6' 9" (2.36m x 2.06m) Having a white suite comprising low flush WC, panel bath with telephone shower attachment, walk in shower cubicle, tiled splash backs, pedestal wash hand basin, obscure double glazed window to rear, tiled flooring, chrome vertical heated towel rail, ceiling spotlighting and useful double doors to storage cupboard.

OUTSIDE Attractive rear garden having paved patio area with steps down to further paved and decked patio area with further steps down to rear patio, tradesman side entrance and additional storage space.

GARAGE 19' 1" x 9' 4" (5.82m x 2.84m) (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 available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 233 Mbps. Highest available upload speed 34Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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.

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.

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441