

Great Barr | 0121 241 4441



- EXTENDED SEMI-DETACHED FAMILY HOME
- LUXIOURIOUS INTERIOR
- DELIGHTFUL THROUGH LOUNGE
- FITTED KITCHEN
- SECOND RECEPTION ROOM
- GUEST CLOAKROOM
- THREE BEDROOMS
- LARGE BATHROOM
- ATTRACTIVE REAR GARDEN
- GARAGE



Underwood Road, Handsworth Wood, Birmingham, B20 1JS

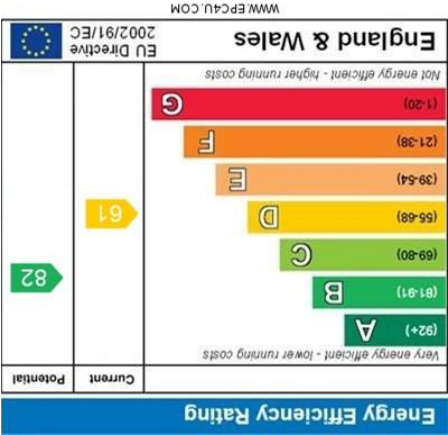
Offers In Excess Of £385,000



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

DRAFT DETAILS AWAITING VENDOR APPROVAL

This immaculate spacious two-story property offers 1223 square feet of well-planned living area. The ground floor encompasses a garage, a guest cloakroom, a functional kitchen equipped with an oven, and a pair of inviting living rooms perfect for relaxation or entertaining guests. As you ascend to the first floor, you are greeted by three comfortable bedrooms and a well-maintained bathroom complete with a bath and a shower. Offering a perfect blend of comfort and convenience, this property with its three bedrooms and two bathrooms promises to provide a comfortable lifestyle for families of all sizes. This property is waiting for the right owner to appreciate its plentiful features and potential.

The property is approached via block paved multi-vehicle driveway with lawns to side, flower beds and leading to:-

ENCLOSED DOUBLE GLAZED PORCH Having double doors and feature front entrance to:-

RECEPTION HALL Having stairs off to first floor, decorative coving to ceiling, wall light point, doors off to kitchen and through lounge.

GUEST CLOAKROOM Having a white suite comprising, low flush WC, wash hand basin, obscure double glazed window to rear and ceiling spotlight.

THROUGH LOUNGE 30' 0" x 11' 1" (9.14m x 3.38m) Having double glazed walk in bay window to front, two central heating radiators, double glazed French patio doors leading to garden with double glazed windows to either side, five wall light points, decorative coving to ceiling and two ceiling light points.

KITCHEN 10' 10" x 9' 1" (3.3m x 2.77m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, tiled splash backs, double glazed window to rear, vertical central heating radiator, tiled flooring, bottle store, ceiling spot lighting and door through to second reception room.

SECOND RECEPTION ROOM 10' 11" x 8' 3" (3.33m x 2.51m) Having double glazed French doors leading to patio garden with double glazed windows to either side, tiled flooring, central heating radiator, velux window, ceiling spotlighting and doors off to garage, front aspect and guest cloakroom.

FIRST FLOOR

LANDING Having obscure double glazed window to side, access to loft space, ceiling light point and doors off to three bedrooms and bathroom.

BEDROOM ONE 10' 5" x 11' 7" (3.18m x 3.53m) Having double glazed bay window to front, central heating radiator and ceiling light point.

BEDROOM TWO 12' 3" x 11' 10" (3.73m x 3.61m) Having double glazed window to rear, central heating radiator and ceiling light point.

BEDROOM THREE 6' 8" x 6' 10" (2.03m x 2.08m) Having double glazed window to front, central heating radiator and ceiling light point.

BATHROOM Having a white suite comprising; low flush WC, corner bath with formed seat, wash hand basin set in vanity unit, corner double shower cubicle, complementary wall tiling, chrome vertical towel rail, obscure double glazed window to rear, tiled flooring and ceiling spotlighting.

OUTSIDE Having a paved patio area, cold water tap, steps down to lawn, mature shrubs and trees surrounding and fenced boundaries.

GARAGE 14' 3" x 7' 5" (4.34m x 2.26m) Having metal double opening entrance doors, wall mounted gas central heating boiler, space and plumbing for washing machine, space and point or upright fridge freezer and fluorescent strip light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 95 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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