

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	
		86 B	

Great Barr | 0121 241 4441



- CUL DE SAC LOCATION
- SEMI DETACHED FAMILY HOME
- HALLWAY
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- ATTRACTIVE REAR GARDEN
- SIDE GARAGE

Valerie Grove, Great Barr, Birmingham, B43 5DH

Offers In Excess Of
£270,000



Property Description

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

ENCLOSED PORCH Having front entrance door to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, coving to ceiling, ceiling light point and doors off to kitchen and front reception room and usage storage cupboard under stairs.

FRONT RECEPTION ROOM 14' 2" x 10' 4" (4.32m x 3.15m) Having walk-in double glazed bay window to front aspect, central heating radiator, coving to ceiling and ceiling light point.

REAR RECEPTION ROOM 12' 10" x 9' 4" (3.91m x 2.84m) Having double glazed sliding patio and doors to conservatory, central heating radiator, fireplace with fitted gas fire, coving to ceiling, two wall light points, ceiling light point, laminate flooring.

CONSERVATORY 8' 4" x 8' 7" (2.54m x 2.62m) Having double glazed windows to two elevations, polycarbonate roofing, ceiling fan light, double glazed French patio doors to garden.

KITCHEN 12' 7" x 6' 10" (3.84m x 2.08m) Having a range of base, wall and drawer units with work surfaces over, space and point for slot in cooker, space and plumbing for washing machine, tiled splash backs, space and point for upright fridge/freezer, space and point for further appliance, central heating radiator, sink unit with mixer tap and drainer to side, double glazed window to rear and door to rear garden, coving to ceiling and fluorescent strip light.

FIRST FLOOR Approached via turned staircase to first floor landing having access to loft space (which is partially boarded, with a loft ladder and lighting), ceiling light point, obscure double glazed window to side, doors off three bedrooms and bathroom.

BEDROOM ONE 14' 6" x 8' 7" (4.42m x 2.62m) Having double glazed walk-in bay window to front aspect, central heating radiator, ceiling light point, two wall light points and a range of fitted wardrobes.

BEDROOM TWO 12' 10" x 8' 8" (3.91m x 2.64m) Having double glazed window to rear aspect, central heating radiator, a range of fitted wardrobes.

BEDROOM THREE 7' 8" x 5' 11" (2.34m x 1.8m) Having double glazed window to front aspect, central heating radiator, ceiling light point.

BATHROOM Having white suite comprising low flush wc, wash hand basin set into vanity unit, walk-in shower cubicle with fitted shower, tiled splash backs, chrome vertical heated towel rail radiator, tiled flooring, obscure double glazed window to rear and ceiling spotlighting.

REAR GARDEN Having paved patio area with pebbled path and lawns to either side, fenced boundaries, mature shrubs and trees surrounding, tradesman's side entrance, door to useful outside storage cupboard and door to garage.

GARAGE 18' 7" x 7' 11" (5.66m x 2.41m) Having metal up and over door, concrete flooring, 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 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 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 88 Mbps. Highest available upload speed 20Mbps.
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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