

## LEGAL READY

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



**green**  
& company



Holly Wood, Great Barr, Birmingham, B43 6EJ

## Offers Over £350,000





## Property Description

Introducing a captivating 1186 square foot, two-floor residential property, boasting three generously sized bedrooms and three bathrooms. The ground floor features a variety of rooms, including a laundry facility and a garage, ensuring ample space for all your essentials. A well-equipped kitchen with a functional stove is on hand for all culinary enthusiasts. The living room, complemented with a cozy fireplace, provides a comfortable space for family time and relaxation. A convenient WC completes the ground floor offerings. The upper floor houses the three beautifully arranged bedrooms guaranteed to offer a good night's sleep. An additional room provides for customizable space – usable as a study, home office, or game room. Amidst these rooms is another WC, and a luxurious bathroom fitted with a bath, offering a private space to refresh and rejuvenate. This property offers a blend of style, comfort, and convenience - a perfect choice for families looking for a homely abode in a desirab

**ENTRANCE HALL** Double glazed door to front, understairs cupboard, single glazed window to living room, radiator and being carpeted.

**THROUGH LOUNGE/DINER** With double glazed window to front, fireplace, wall and ceiling light points, radiator, telephone point, tv point.

**DINING AREA** Having radiator, double glazed patio doors to rear garden, serving hatch to kitchen and wall and ceiling light points.

**KITCHEN** Fitted with a range of wall and base units, double glazed window rear, door to utility room and entrance, stainless steel sink unit, full tiling, gas oven, electric hob, electric cooker point, cooker hood and radiator.

**UTILITY ROOM** Having doors to front and rear, radiator, base units, stainless steel sink, work surfaces, plumbing for washing machine and doors to WC and garage.

**WC** Having low flush WC.

**GARAGE** Having up and over door to front, power, lights and small fitted workbench. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

**LANDING** With double glazed window to side, radiator, ceiling light point and doors to bedrooms, bathroom and separate WC.

**SEPARATE WC** With double glazed window to side, lino flooring and ceiling light point.

**BEDROOM** Having double glazed window to front, radiator and ceiling light point.

**BEDROOM TWO** Having double glazed window to rear, built in wardrobes, radiator, ceiling light point and carpeted.

**BEDROOM THREE** Having double glazed window to front, radiator and wall, ceiling light points and carpeted.

**BATHROOM** Having double glazed window to rear, bath with shower over, lino flooring, tiled walls, wash hand basin and ceiling light point.

### OUTSIDE

**FRONT GARDEN** Having parking with a dropped kerb, lawn, plants and shrubs, access to garage and side gated access.

**REAR GARDEN** Having paved patio area, lawn, plants, shrubs and trees, cold water tap and

fenced and hedged boundaries.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 49Mbps. Highest available upload speed 8Mbps.  
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 Conveyor.