

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



- PARKLAND VIEWS TO FRONT
- WELL PRESENTED FAMILY HOME
- THREE STOREY END TO WNN HOUSE
- SPACIOUS RECEPTION HALL
- DINING KITCHEN
- SECOND RECEPTION ROOM
- GUEST CLOAKROOM
- LOUNGE
- MASTER BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS



Duckery Wood Walk, Great Barr,
Birmingham, B43 7DW

£375,000



Property Description

This spacious 3-storey property boasts a total area of 1514 square feet which is optimally utilized, providing a comfortable and functional living space. The ground floor features a welcoming second reception room, a fully equipped Dining kitchen, and a conveniently positioned WC. The first floor houses a cozy master bedroom with an en suite fitted with a shower, and a good size lounge with views over parkland which is perfect for entertaining or relaxing. The second floor is thoughtfully planned to include three bedrooms, and a bathroom complete with a bath. The property also has a separate garage for secure parking, with two allocated parking spaces in front. This property offers ample space for both privacy and communal living.

The property is approached via a paved pathway with gravel to side leading to front entrance door to:-

SPACIOUS RECEPTION HALL Having stairs off to first floor, central heating radiator, laminate flooring, two ceiling light points, doors off to lounge, guest cloakroom and dining kitchen.

SECOND RECEPTION ROOM/DINING ROOM 12'4" x 9'4" (3.76m x 2.84m) Having walk-in double glazed bay window to front aspect, central heating radiator, laminate flooring and ceiling light point.

GUEST CLOAKROOM Having white suite comprising low flush wc, wash hand basin set into vanity unit, tiled splash backs, central heating radiator, tiled flooring, extractor and ceiling spotlights.

DINING KITCHEN 12'1" x 16'1" (3.68m x 4.9m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap and drainer to side, five ring built-in gas hob with extractor/light chimney above, integrated double oven and grill, tiled flooring, double glazed window to rear aspect, double glazed French patio doors to rear, central heating radiator, half door to useful storage cupboard above stairs, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine and ceiling spotlighting.

FIRST FLOOR Approached via a return staircase to first floor landing having central heating radiator, ceiling light point, stairs off to second floor and doors off to bedroom, cupboard and lounge.

LOUNGE 12'0" x 16'4" (3.66m x 4.98m) Having double glazed window to front aspect, double glazed French doors with Juliette balcony to front aspect, central heating radiator, laminate flooring and two ceiling light points.

BEDROOM ONE 9'4" x 14'1" (2.84m x 4.29m) Having double glazed windows to rear aspect, central heating radiator, laminate flooring, ceiling light point, door to en suite and a range of built-in double wardrobes.

EN SUITE SHOWER ROOM Having low flush wc, wash hand basin set into vanity unit, walk-in shower cubicle with fitted shower, tiled splash backs, extractor, chrome vertical heated towel rail radiator, tiled flooring and ceiling spotlighting.

SECOND FLOOR LANDING Having access to loft space, ceiling light point, central heating radiator, doors to three bedrooms and bathroom.

BEDROOM TWO 9'2" x 14'1" (2.79m x 4.29m) Having double glazed windows to rear aspect, central heating radiator, ceiling light point and a range of built-in double wardrobes.

BEDROOM THREE 11'11" x 8'10" (3.63m x 2.69m) Having double glazed window to front aspect, central heating radiator, ceiling light point.

BEDROOM FOUR 12'0" x 7'2" (3.66m x 2.18m) Having double glazed window to front aspect, central heating radiator, ceiling light point and door to useful storage cupboard over stairs.

BATHROOM Having white suite comprising low flush wc, panelled bath with fitted shower over, wash hand basin set into vanity unit, tiled splash backs, tiled flooring, chrome vertical heated towel rail radiator, shaver socket and ceiling spotlighting.

GARDEN Having paved patio area with lawn adjoining, fenced boundaries and rear gate giving access to rear parking and rear garage.

Council Tax Band E - Walsall

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

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, 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 80 Mbps. Highest available upload speed 20 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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