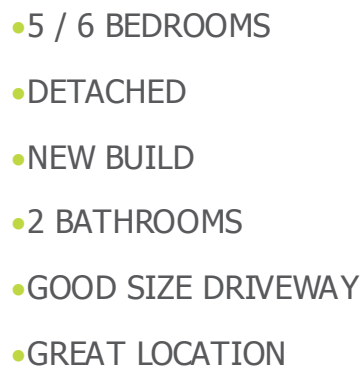
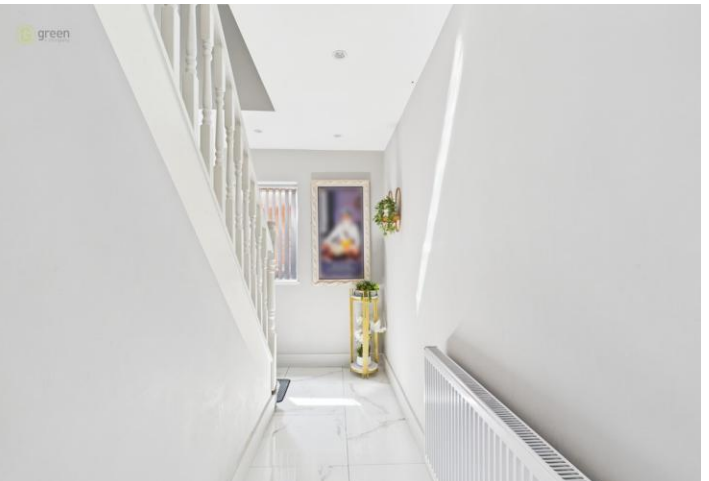
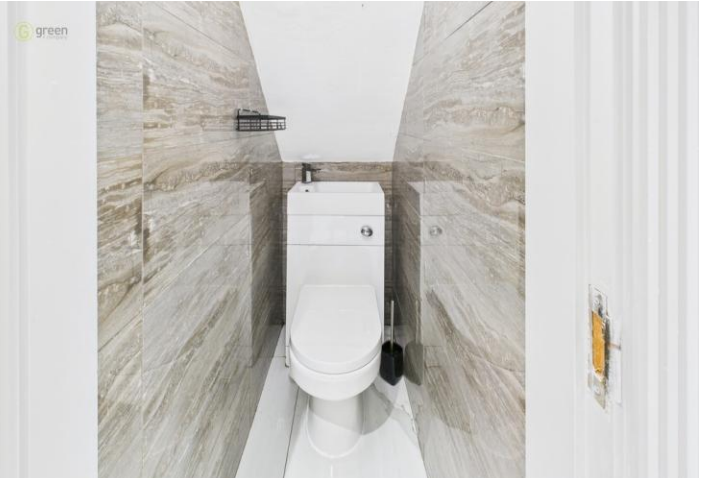
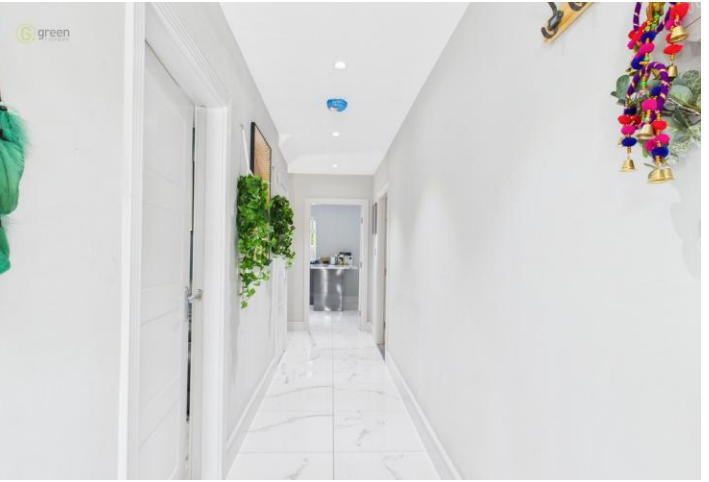
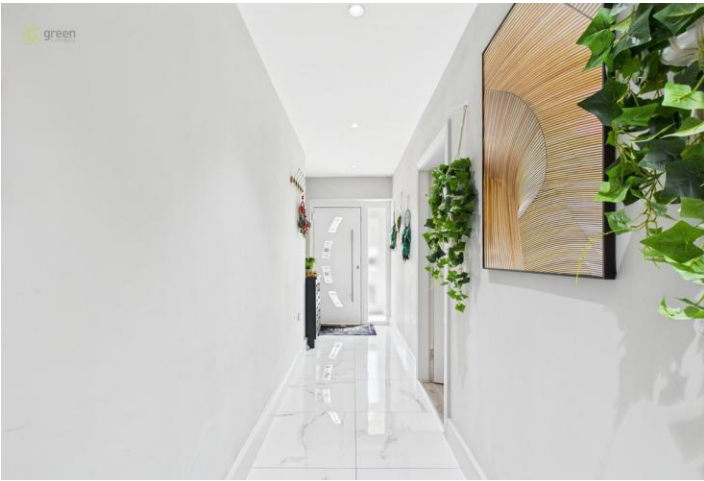




green  
& company



£499,950



## Property Description

Presenting this lavish, well-engineered, and tactfully designed triplex spanning 1900 sq. ft. suited perfectly for affluent professionals or growing families. This triple-story residence boasts Five/ Six generously sized bedrooms and a total of four bathrooms/Toilets tailored for comfort and luxury. Revel in the spacious living room on the ground floor for relaxation and family gatherings. The ground floor additionally houses a convenient WC and a fully equipped kitchen, detailed with a top-line stove. The first floor is a blend of leisure and functionality, with two good size Bedrooms, two opulent bathrooms fitted with both shower cubicles and bathtubs, and an additional Two bedrooms for guest accommodation. The layout of the topmost floor encompasses another room and WC, providing flexible utilization that caters to your unique lifestyle needs. Experience the perfect fusion of luxury and cozy living in this remarkable property.

Hamstead Road is a five/six bedroom detached modern property.

**PORCH** With double glazed door to front, double glazed windows to front, marble tiles and door to :-

**ENTRANCE HALL** Double glazed door to front, marble tiled flooring, radiator, stairs to first floor and doors off to lounge, WC, sixth bedroom and kitchen.

**GUEST CLOAKROOM** With WC with wash hand basin set in, marble flooring, extractor fan.

**LOUNGE** 15' 9" x 11' 0" (4.8m x 3.35m) With double glazed bay window to front, wood effect laminate flooring, ceiling light, radiator.

**KITCHEN/DINER** 10' 10" x 26' 1" (3.3m x 7.95m) With a range of wall and base units, double glazed window to rear, downlights, door to sixth bedroom, sink drainer unit, marble effect work surfaces, gas oven/hob cooker point, cooker hood, plumbing for washing machine, fridge freezer, radiator. Dining area having double glazed patio doors to garden, downlights, marble flooring.

**SECOND RECEPTION ROOM/SIXTH BEDROOM** 16' 10" x 10' 2" (5.13m x 3.1m) Currently being used as a sixth bedroom, with double glazed window to front, carpeted, door to kitchen, downlights and radiator.

**FIRST FLOOR**

**LANDING** Carpeted, doors to four bedrooms, bathroom and stairs to second floor, ceiling light.

**BEDROOM ONE** 15' 7" x 10' 11" (4.75m x 3.33m) With double glazed bay window to front, door to ensuite, carpeted, ceiling light and radiator.

**ENSUITE** With wash hand basin, WC, p-shaped bath with shower over, extractor fan, tiled floor and ceiling light.

**BEDROOM TWO** 16' 10" x 10' 1" (5.13m x 3.07m) Double glazed window to front, ceiling light, radiator and carpeted.

**BEDROOM THREE** 11' 6" x 9' 11" (3.51m x 3.02m) With double glazed window to rear, ceiling light, radiator, carpeted.

**BEDROOM FOUR** 11' 6" x 9' 10" (3.51m x 3m) With double glazed window to rear, ceiling light, radiator, carpeted.

**SHOWER ROOM** With double glazed window to rear, double shower cubicle, WC, wash hand basin set in vanity unit, extractor fan, fully tiled, ceiling light and radiator.

**SECOND FLOOR**

**BEDROOM FIVE** 21' 3" x 10' 8" (6.48m x 3.25m) With double glazed velux window to rear, ceiling light, skylight window, radiator, carpeted.

**ENSUITE** With WC, wash hand basin, tiled effect flooring.

**OUTSIDE**

**TO THE FRONT** There is a paved wrap around driveway for several vehicles.

**TO THE REAR** Paved patio area, lawn with slabs either side, fenced boundaries.

Council Tax Band F Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 136 Mbps. Highest available upload speed 20Mbps.

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.

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