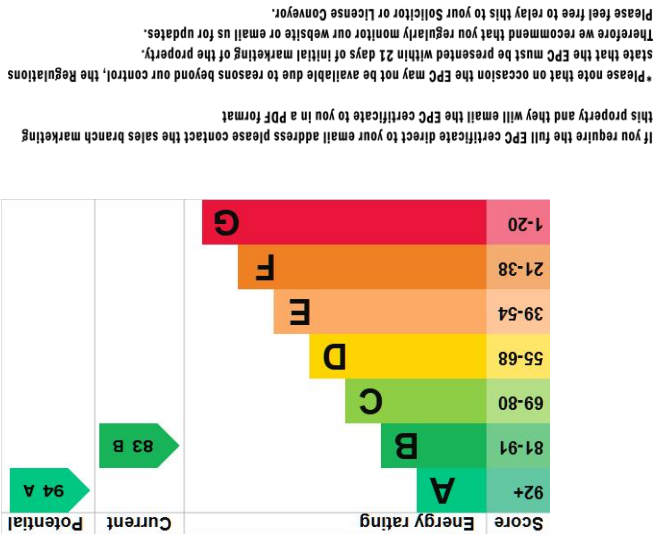


Great Barr | 0121 241 4441



- MODERN SEMI-DETACHED PROPERTY
- RECEPTION HALL
- DELIGHTFUL LOUNGE
- MODERN DINING KITCHEN
- GUEST CLOAKROOM
- THREE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- REAR GARDEN
- DRIVEWAY



Great Barr | 0121 241 4441 | 937 Walsall Road | Great Barr | Birmingham | B42 1TN | Follow us on | greatbarr@green-property.com | www.green-property.com





Property Description

Welcome to this sophisticated 2-story residence, featuring approximately 884 square feet of tasteful living space. The property boasts 3 sizable bedrooms, a bathroom, en-suite and guest cloakroom ensuring ample room and privacy for all occupants. As you enter on the ground floor, you are welcomed into a beautifully outfitted Dining kitchen equipped with an integrated oven, perfect for family meals and entertaining guests. Adjacent to the kitchen is a generous living room, providing ample space for relaxation, and a conveniently located WC. Ascend to the first floor, where the private areas of the home are arranged. Here, you'll find three comfortably sized bedrooms, family bathroom and en-suite to the master bedroom. This versatile property is designed to provide a comfortable and practical living space, ideal for modern families.

The property is approached via a paved pathway with lawns to either side and block paved driveway to side leading to:-

CANOPY PORCH With door into:-

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

LOUNGE 17' 6" x 11' 1" (5.33m x 3.38m) Having double glazed patio doors to rear garden, double glazed windows to front and side, two central heating radiators, laminate flooring and two ceiling light points.

GUEST CLOAKROOM Having a white suite comprising; low flush WC, pedestal wash hand basin with tiled splash backs, central heating radiator, obscure double glazed window to front and ceiling light point.

DINING KITCHEN 15' 0" x 10' 0" (4.57m x 3.05m) Having a range of wall, base and drawer units with work surfaces over, integrated oven with four ring gas hob with extractor/light chimney above, space and point upright fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks, double glazed door to rear garden, double glazed window to rear, central heating radiator, door to useful storage cupboard and ceiling spotlighting.

FIRST FLOOR

LANDING Approached via easy tread staircase and having two ceiling light points, central heating radiator, double doors off to useful storage cupboard and doors off to three bedrooms and bathroom.

BEDROOM ONE 13' 0" x 10' 0" (3.96m x 3.05m) Having double glazed window to front, laminate flooring, central heating radiator, ceiling light point and door to ensuite.

ENSUITE SHOWER ROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, walk in shower cubicle with fitted shower, tiled splashbacks, extractor and chrome vertical heated towel rail and ceiling spot lighting.

BEDROOM TWO 7' 5" x 11' 4" (2.26m x 3.45m) Having double glazed window to rear, laminate flooring, central heating radiator and ceiling light point.

BEDROOM THREE 9' 10" x 7' 7" (3m x 2.31m) Having double glazed window to rear, laminate flooring, central heating radiator, ceiling light point

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, tiled splash backs, obscure double glazed window to rear, chrome vertical heated towel rail, extractor and ceiling spotlighting.

OUTSIDE To rear having paved patio area with lawn adjoining, fenced boundaries and gated access leading to driveway.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for Three, O2, Vodafone, limited for EE
Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441