

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



- Morjon Drive, Great Barr, Birmingham, B43 6JJ

Asking price of  
£350,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

This well-appointed property spans a total area of 1309 square feet, spread across 3 spacious floors. The ground floor boasts a comfortable through lounge equipped with a cozy fireplace and a well-furnished kitchen that includes an oven and WC. Ascend to the second floor where you'll find three airy bedrooms, along with a well-maintained bathroom that features both a shower and bathtub. The upper level completes the home with an additional bedroom. With enough room for customizable personal touches, this property offers a perfect blend of comfort and utility.

The property is approached via a multi-vehicle driveway leading to front entrance door to:-

**RECEPTION HALL** Having stairs off to first floor, central heating radiator, tiled flooring, double glazed window to front, ceiling light point, doors off to guest cloakroom, storage cupboard, kitchen and through lounge.

**GUEST CLOAKROOM** Having a white suite comprising low flush WC, wash hand basin with tiled splashbacks, extractor, underfloor heating, ceiling light point and tiled flooring.

**THROUGH LOUNGE** 23' 9" x 11' 4" (7.24m x 3.45m) Having double glazed walk in bay window to front, feature fireplace with fitted gas fire, wooden flooring, central heating radiator, additional feature cast iron fireplace, coving to ceiling, two ceiling light points and doorway through to:-

**EXTENDED KITCHEN** 8' 8" x 8' 8" (2.64m x 2.64m) plus 8' 7" x 8' 8" (2.62m x 2.64m) plus 7' 6" x 8' 9" (2.29m x 2.67m) Having a range of base, wall and drawer units with work surfaces over, sink unit with mixer tap, tiled splash backs, integrated oven with four ring gas hob and extractor/light chimney above, space and plumbing for dishwasher, double glazed window to rear, door to rear, tiled flooring, dining area with space for upright fridge freezer, three ceiling light points, space and plumbing for washing machine, space and point for dryer, louvre door to storage cupboard and underfloor heating.

**FIRST FLOOR**

**LANDING** Approached via return staircase and having ceiling light point, wall light point, doors off to three bedrooms and bathroom.

**BATHROOM** Having a white suite comprising; low flush WC, wash hand basin with tiled splash backs, free standing bath, fitted double shower cubicle, fitted shower and tiled splash backs, chrome vertical heated towel rail, obscure double glazed windows to rear, ceiling light point and ceiling spotlight.

**BEDROOM ONE** 13' 5" x 9' 2" (4.09m x 2.79m) Having walk in double glazed bay window to front, a range of fitted wardrobes, ceiling light point and central heating radiator .

**BEDROOM TWO** 10' 4" x 11' 6" (3.15m x 3.51m) Having double glazed window to rear, central heating radiator and ceiling light point.

**BEDROOM THREE** 12' 11" x 2' 8" (3.94m x 0.81m) Having double glazed window to front, central heating radiator and ceiling light point.

**SECOND FLOOR**

**LANDING** Approached via return staircase and having ceiling light point, door to storage into eaves and door to:-

**BEDROOM FOUR** 13' 8" x 8' 8" (4.17m x 2.64m) Having double glazed window to rear, ceiling spotlighting, ceiling light point, storage into eaves and double doors to built in wardrobe.

**ATTRACTIVE REAR GARDEN** Having paved patio area, steps up to winding path with lawn to either side, fenced boundaries, mature shrubs and trees surrounding.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, O2, Vodafone - Variable in home and good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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