



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.

Great Barr | 0121 241 4441

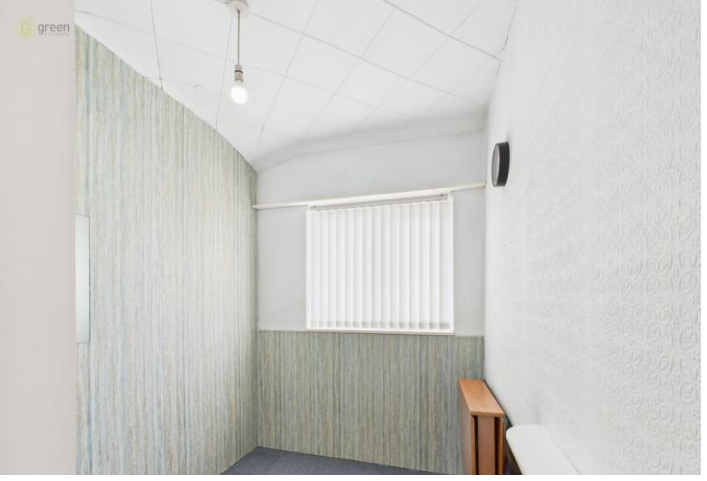


- 3 BEDROOMS
- SEMI DETACHED
- GREAT LOCATION
- LOVELY CONDITION THROUGHOUT
- DRIVEWAY TO REAR
- GARAGE TO REAR



Howard Road, Great Barr, Birmingham, B43 5DS | Offers Over £240,000





## Property Description

This beautiful two-story house offers 942 square feet of space that captivates with a blend of comfort and sophistication. The ground floor features a cozy living room complete with a fireplace, an open-plan kitchen with a stove, and an adjoining living area that also includes a fireplace for colder days. Additionally, a sun-filled sunroom on this level provides a great spot for unwinding. The first floor is well-laid-out, consisting of two ample bedrooms, and a third smaller bedroom, a separate water closet, and a bathroom fitted with a bath, With shower over, ensuring maximum comfort and convenience for the residents. This home represents a practical choice for individuals or families seeking a mix of privacy, comfort, and elegance.

Approach the property via steps leading to front door with gravelled and shrub gardens to side of steps.

ENCLOSED PORCH With double glazed door into hall and carpeted floor.

ENTRANCE HALL With single glazed door to front, under stairs storage, central heating radiator, carpeted flooring and stairs to first floor.

LOUNGE 14' 10" x 10' 4" (4.52m x 3.15m) With double glazed bay window to front, gas fireplace, ceiling lights, central heating radiator and carpeted.

OPEN PLAN KITCHEN/DINER 12' 8" x 16' 9" (3.86m x 5.11m) Fitted with a range of wall and base units with work surfaces over and tiled splash backs, double glazed window to rear, stainless steel sink drainer unit, gas hob, double electric oven, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, door to pantry which houses central heating boiler. Dining area has double glazed French doors to conservatory, gas fireplace, ceiling lights and being carpeted.

CONSERVATORY 9' 2" x 9' 11" (2.79m x 3.02m) UPVC built with double glazed patio doors to rear garden, tiled lino flooring.

FIRST FLOOR

LANDING Carpeted, double glazed window to side.

BEDROOM ONE 12' 8" x 8' 8" (3.86m x 2.64m) With double glazed window to rear, ceiling light point, built in wardrobe and cupboard and being carpeted.

BEDROOM TWO 15' 4" x 7' 8" (4.67m x 2.34m) With double glazed window to front, built in wardrobes, central heating radiator, ceiling light and carpeted.

BEDROOM THREE 6' 5" x 6' 0" (1.96m x 1.83m) With double glazed window to front, fitted built in wardrobes, central heating radiator, ceiling light and carpeted.

BATHROOM With double glazed window to rear, bath with mixer taps and shower over, wash hand basin, part tiled, lino flooring, ceiling light.

SEPARATE WC Having double glazed window to side, lino flooring and WC.

REAR GARDEN Having shrub and plant borders, paved patio area with path to rear gated access to parking, cold water tap to the rear, side gated access and fenced boundaries.

GARAGE Unmeasured. Currently used for storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage for:

Three - Good in home and outdoor  
EE, O2, Vodafone - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 248 Mbps. Highest available upload speed 37Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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