

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

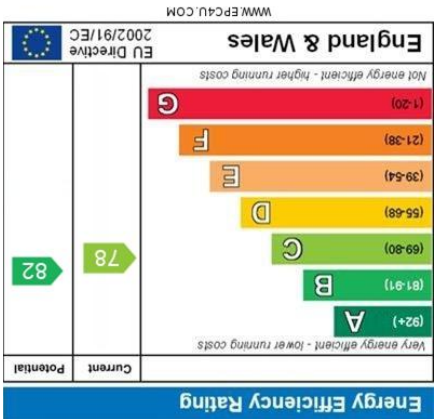


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Great Barr | 0121 241 4441



- DETACHED PROPERTY
- 4 BEDROOMS
- ELEVATED POSITION
- OFF ROAD PARKING
- GARAGE
- EN-SUITE SHOWER ROOM



Harrington Croft, West Bromwich, B71 3RJ

Offers Over £450,000



Property Description

Unveiling a stunning 2-storey home covering over a total area of 1373 square feet.

The lower level warmly welcomes you to a living room perfect for relaxing with family and friends, dining room for those family occasions and an office for work from home requirements. A well equipped kitchen with built in appliances and ample storage is perfect for daily living, with a separate utility room for added practicality. A downstairs WC is located off the hallway. Externally a beautifully designed garden awaits, with seating area and a water feature, whilst a garage complements the property for securely parking your vehicle or storage.

On the upper floor, you are greeted by four generously-spaced bedrooms, family bathroom with bath/shower and master bedroom en-suite with shower. A rare gem that perfectly blends space and style into a comfort saturated home!

OUTSIDE TO THE SIDE Driveway leading to garage.

ENTRANCE HALL Double glazed door to the front, radiator, laminate wood effect flooring, doors off to dining room, kitchen, living room, third reception room and downstairs wc.

DOWNSTAIRS WC Wash hand basin, wc, double glazed window to front, laminate flooring, radiator.

LOUNGE 12'0" x 15'10" (3.66m x 4.83m) Double glazed bay window to side, gas fire, door to under stairs cupboard, ceiling light, two radiators, TV point, carpeted.

DINING ROOM 10'5" x 9'1" (3.18m x 2.77m) Double glazed window to front, ceiling light, radiator, carpeted.

THIRD RECEPTION ROOM 9'4" x 5'0" (2.84m x 1.52m) Double glazed window to the side, ceiling light, radiator, internet connection, carpeted.

KITCHEN 15'8" x 9'4" (4.78m x 2.84m) A fitted kitchen with wall units and base units, one and a half bowl stainless steel sink and drainer, double glazed window to rear, door leading to utility room, downlighting, electric oven, gas hob, stainless steel cooker hood, built-in dishwasher and fridge/freezer, radiator, tiled flooring, patio doors leading to the garden.

UTILITY ROOM Door to the garden, double glazed window to the front, radiator, base unit, stainless steel sink and drainer, tiled flooring, boiler.

FIRST FLOOR LANDING Doors to four bedrooms, bathroom and cupboard.

BEDROOM ONE 12'5" x 9'7" (3.78m x 2.92m) Double glazed window to the side, radiator, carpeted, built-in wardrobes, ceiling lights.

EN SUITE Ceiling light, double glazed windows to the front and side, radiator, extractor fan, wash hand basin, wc, shower cubicle and vinyl flooring.

BEDROOM TWO 10'5" x 9'1" (3.18m x 2.77m) Double glazed window to side, fitted wardrobes, radiator, ceiling lights and carpeted.

BEDROOM THREE 10'1" x 9'1" (3.07m x 2.77m) Double glazed window to front, radiator, ceiling lights and carpeted.

BEDROOM FOUR 11'0" x 6'2" (3.35m x 1.88m) Double glazed window to side, radiator, ceiling lights, carpeted.

FAMILY BATHROOM Double glazed window to the front, bath with mixer taps and shower over, wash hand basin, extractor fan, vinyl flooring, fully tiled, ceiling lights, heated towel rail.

OUTSIDE TO THE REAR Paved patio, lawn, plants, shrubs and trees, shed, cold water tap, fenced on two sides and one walled boundary, access to the rear of the garage.

GARAGE 8'3" x 16'10" (2.51m x 5.13m) Up and over door, double glazed door to the garden, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Sandwell

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

Mobile coverage for:
EE and Vodafone - Variable in-home, good outdoor
O2 - Good (outdoor only)
Three - Good in-home and outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 18 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441