

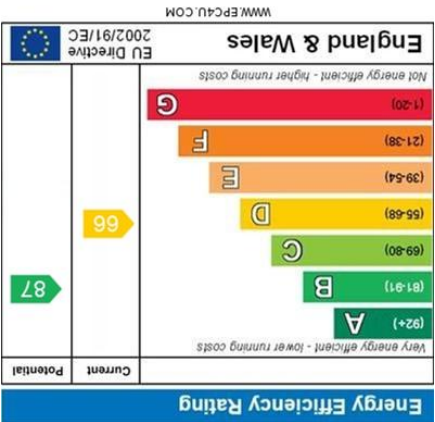
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- WELL PRESENTED FAMILY HOME
- PERFECT FOR FIRST TIME BUYERS
- SOUGHT AFTER AREA
- MODERN BATHROOM
- THROUGH LOUNGE



Appleton Avenue, Great Barr, Birmingham, B43 5LY | Offers Over £240,000



## Property Description

This two-story, 841-square-foot real estate property beautifully balances form and function, promising comfort and style. The property boasts two spacious bedrooms and a guest room along with a family bathroom, making it ideal for a young family or for working professionals. The ground level offers a well-designed floor plan that includes a contemporary kitchen, a large through lounge and a convenient WC. The upper level houses two tranquil double bedrooms, a bathroom equipped with a bathtub for ultimate relaxation and a an additional bedroom which provides flexibility and can be adapted according to your need - be it a children's play area, a study, or a hobby room. The entire property exudes an abundance of natural light, enhancing the sense of space. Discover this home designed for modern living and make it yours. Book a viewing now!

TO THE FRONT Block paved driveway with dropped kerb, front leading to:-

PORCH Double glazed windows to front, vinyl flooring, door leading to:-

HALLWAY Carpeted, gas central heating radiator, ceiling lights, double glazed window to the porch.

LIVING ROOM 11' 8" x 11' 10" (3.56m x 3.61m) Gas fireplace, carpeted, ceiling lights, double glazed bay window to front and back, gas central heating radiator.

KITCHEN 6' 10" x 11' 10" (2.08m x 3.61m) Double glazed windows to rear, sink with mixer taps, space for oven, space for washing machine, wall and base units, space for fridge, door into wc, door to garden, vinyl flooring.

WC WC, hand wash basin, ceiling lights, vinyl flooring.

GARDEN Having paved patio, lawned, fenced boundaries, shed for storage and side entrance to front.

FIRST FLOOR LANDING Carpeted, ceiling lights, double glazed window to side.

BATHROOM Having fully tiled walls, vinyl flooring, wc, hand wash basin, bath with overhead shower, double glazed window to rear, storage over stairs, housing gas central heating boiler, gas central heating radiator.

BEDROOM TWO 10' 5" x 11' 10" (3.18m x 3.61m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling lights.

BEDROOM ONE 11' 8" x 14' 3" (3.56m x 4.34m) Carpeted, ceiling light, double glazed bay window to front, gas central heating radiator.

BEDROOM THREE 5' 11" x 7' 0" (1.8m x 2.13m) Double glazed window to front, carpeted, gas central heating radiator, a barn door.

Council Tax Band C - Sandwell

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

Mobile coverage for:  
EE and Three - Good outdoor, variable in-home  
O2 - Good outdoor  
Vodafone - Good outdoor and in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 17 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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.

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