

Great Barr | 0121 241 4441



- EXTENDED DETACHED FAMILY HOME
- HALLWAY
- LOUNGE
- DINING ROOM
- EXTENDED DINING KITCHEN
- GUEST CLOAKROOM
- STUDY/BEDROOM FOUR
- THREE BEDROOMS ON FIRST FLOOR
- BATHROOM
- LARGE REAR GARDEN

Pear Tree Road, Great Barr, Birmingham, B43 6HX

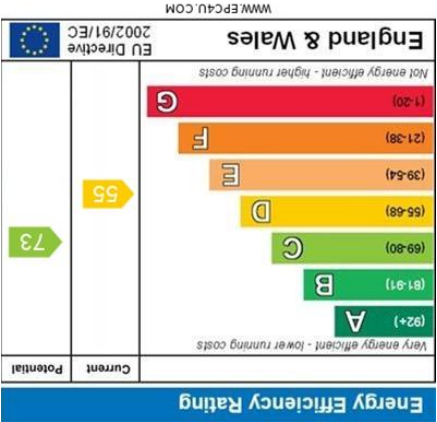
Offers in excess of
£425,000



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.





Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Boasting a total area of 1201 square feet, this residential property tastefully caters to modern living standards with its dual-level floor plan. The property offers a comfortable layout with a total of three bedrooms and two toilets. On the ground floor, the layout comprises: a fully equipped kitchen with a oven, two versatile rooms that can be adapted to suit individual needs, a WC for guests, and a cozy study/bedroom four. A staircase leads to the upper level, where you will find three thoughtfully arranged bedrooms for privacy and comfort, a luxurious bathroom equipped with both shower and bath. Altogether, the property offers an intelligent blend of convenience and livability.

Approach the property via multi-vehicle block paved driveway with lawn to side leading to storm porch with front entrance door into reception hall.

RECEPTION HALL Having central heating radiator, stairs off to first floor, coving to ceiling, ceiling light point, doors off to lounge and dining kitchen.

GUEST CLOAKROOM Having white suite comprising low flush WC, wash hand basin, small cupboard with double doors housing wall mounted gas central heating boiler and obscure double glazed window to side.

EXTENDED KITCHEN/DINER Having a range of base, wall and drawer units with work surfaces over, double sink unit with mixer tap, integrated double oven, four ring gas hob, extractor/light above, tiled splash backs, space and point for fridge, space and plumbing for dishwasher, space and plumbing washing machine, bottle store, double glazed window to rear, breakfast bar, central heating radiator, door to useful store cupboard, door to side passage, coving to ceiling, ceiling spotlighting, door to hall and archway through to:-

DINING ROOM Having sliding double glazed patio door to rear garden, laminate flooring, central heating radiator, coving to ceiling, ceiling light point, folding double doors to lounge.

LOUNGE Having double glazed bay window to front, central heating radiator, folding doors to dining room, feature fireplace with fitted gas fire, coving to ceiling and ceiling light point.

FIRST FLOOR

LANDING Approach via return staircase and having double glazed window to side, access to loft space, coving to ceiling, two ceiling light points, doors to bedrooms and bathroom and double doors to useful storage cupboard.

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, corner bath with formed seat and telephone shower attachment, walk in shower cubicle with fitted shower, complementary wall tiling, central heating radiator, obscure double glazed window to side, coving to ceiling and ceiling spotlighting.

BEDROOM ONE Having double glazed windows to front, central heating radiator, coving to ceiling, ceiling light point and large built in double wardrobe.

BEDROOM TWO Having double glazed window to rear, central heating radiator, coving to ceiling, ceiling light point.

BEDROOM THREE Having double glazed window to rear, central heating radiator, coving to ceiling, ceiling light point.

OUTSIDE

ATTRACTIVE LARGE REAR GARDEN Having decked patio area with lawn adjoining, further pebbled patio area, timber garden shed, mature shrubs and trees surrounding and fenced boundaries, side gated access to front, cold water tap.

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE, Three, O2, Vodafone - Variable in home, good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 47Mbps. Highest available upload speed 8Mbps.
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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