

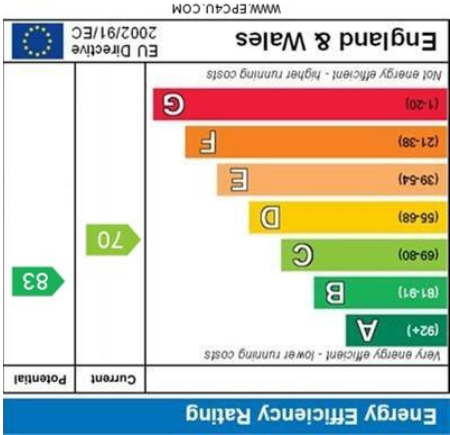
Great Barr | 0121 241 4441



- PERFECT FOR FIRST TIME BUYERS
- NEAR SANDWELL VALLEY
- LARGE OFF ROAD PARKING
- WELL KEPT HOME
- THREE GOOD SIZED BEDROOMS

Highfield Road, Great Barr, Birmingham, B43 5AJ

Offers In Excess Of
£240,000



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

This inviting property is perfect for first time buyers and families with being very well placed for local amenities and good schools within close proximity. On the ground floor, you are greeted with a well-equipped kitchen diner, and an adjacent utility room providing ample storage space. A comfortable living room area, which has access to the garden- great for entertainment and family get togethers. As you move up to the first floor, you'll find three comfortably sized bedrooms for peaceful night's rest. Completing this floor is a good-sized bathroom all set to be a personal retreat after a long day. Outside hosts a wide garden with access to the front. This home affords you flexibility with space utilization and is ready to become your dream home.

OUTSIDE TO THE FRONT Having a paved driveway with lawn and door into:-

ENTRANCE HALL With laminate wood flooring, radiator, stairs to first floor and door to:-

LIVING ROOM 18' 2" x 10' 0" (5.54m x 3.05m) Having double glazed bay window to front, laminate wood flooring, double glazed windows and doors to rear garden, ceiling lights and door to:-

KITCHEN 10' 3" x 11' 9" (3.12m x 3.58m) With tiled floor, half tiled walls, wall and base units, space for dishwasher, space for double oven with extractor over, double glazed windows to rear, sink with mixer tap, space for fridge freezer, under stairs storage and door to:-

UTILITY ROOM 7' 9" x 8' 6" (2.36m x 2.59m) Having double glazed windows to front, door to garden, space for washing machine and dryer.

FIRST FLOOR LANDING With laminate wood flooring, radiator, double glazed windows to rear and doors to bedrooms, bathroom and storage cupboard housing central heating boiler.

BEDROOM ONE 10' 0" x 11' 0" (3.05m x 3.35m) With laminate wood flooring, radiator, double glazed windows to front, ceiling lights.

BEDROOM THREE 7' 9" x 8' 0" (2.36m x 2.44m) With double glazed windows to rear, radiator, laminate wood flooring and ceiling lights.

BEDROOM TWO 9' 3" x 8' 7" (2.82m x 2.62m) With double glazed window to front, radiator, ceiling lights, laminate wood flooring.

BATHROOM Having double glazed frosted window to side, WC, sink with mixer tap, bath with mixer taps and shower over, fully tiled walls and floor, electric underflooring heated, heated wall mirror and heated towel radiator.

REAR GARDEN Having paved patio area with lawn adjoining, fenced boundaries and side access.

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2, Vodafone - Good outdoor

Three - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441