

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- WELL PRESENTED FAMILY HOME
- LARGE CONSERVATORY
- INTEGRAL GARAGE
- GREAT VIEWS OVER THE CITY
- LARGE OFF ROAD PARKING
- GARDEN PERFECT FOR HOSTING



Danford Way, Great Barr, Birmingham, B43 5JL | Offers Over £330,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Welcome to your serene dream home nestled off Newton Road, spread across 1185 square feet of stylish living. Every bit of this palatial property exudes elegance, with three spacious bedrooms and a well-appointed bathroom. The ground floor is dressed to impress with a welcoming living room that features a cozy fireplace. The kitchen is a culinary enthusiast's delight, complete with a stove and ample storage space, complemented by a utility room for your convenience. To the rear is a large conservatory covering the width of the home, great for evenings watching the sunset. To the front is an internal garage, great for storage or working on motors; alternatively, subject to planning permission you could easily create another functional room! The charm continues upstairs which houses a handy WC, three blissful bedrooms, a bathroom that boasts a comfortable bath. Outside is a well landscaped garden great for hosting and easy on the eye! Each corner of this house makes a statement of luxury and comfort, making it the perfect place to call home. TO NOT MISS OUT GET IN CONTACT NOW!

TO THE FRONT Having a large driveway half being block paved and the other half paved and steps leading to:-

PORCH With carpeted flooring, double glazed sliding doors to front and door into:-

ENTRANCE HALL With carpeted flooring, double glazed windows to front, ceiling lights, gas central heating radiator and double doors to:-

RECEPTION ROOM Having gas fireplace, carpeted flooring, gas central heating radiator, ceiling lights, double glazed sliding doors to conservatory and door to:-

KITCHEN Having tiled flooring, a range of wall and base units, sink with mixer tap, space for washing machine, integrated oven and hob with extractor fan over, ceiling lights, double glazed windows to conservatory.

UTILITY ROOM Having tiled flooring, wall and base units, skylight windows, access to the front, gas central heating radiator and double doors to:-

CONSERVATORY Having tiled flooring, double glazed windows to rear and side, gas central heating radiator and access to garden.

INTEGRAL GARAGE Having garage door, electric and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

BEDROOM THREE Having double glazed windows to front, carpeted flooring, ceiling lights and gas central heating radiator.

WC Having WC and double glazed window to side.

FAMILY BATHROOM Having double glazed windows to rear, corner bath with shower over, sink with mixer tap, towel radiator.

BEDROOM TWO Having double glazed windows to rear, gas central heating radiator and built in wardrobes, carpeted flooring and ceiling lights.

BEDROOM ONE Having double glazed windows to front, built in surround wardrobes, carpeted flooring, ceiling lights, gas central heating radiator and storage cupboard over stairs.

REAR GARDEN Having patio area and steps leading to tiered garden with lawn at the top,

fenced boundaries.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three, Vodafone - Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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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