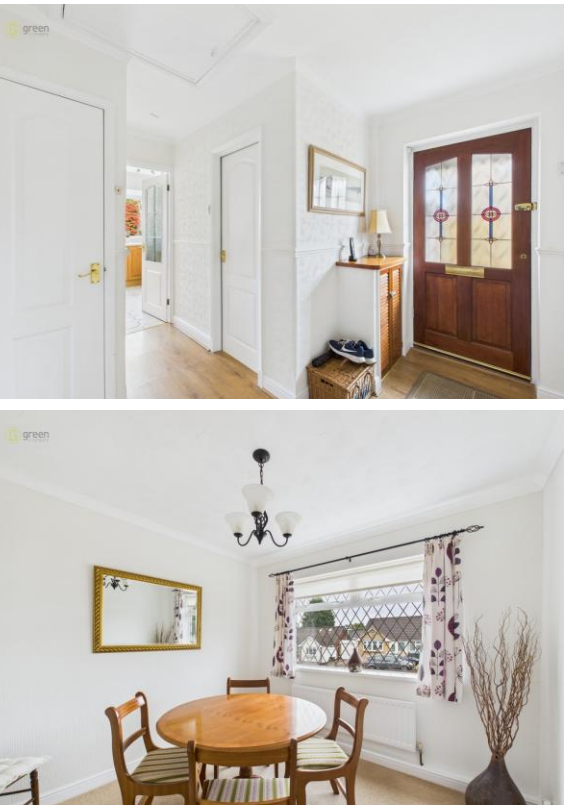


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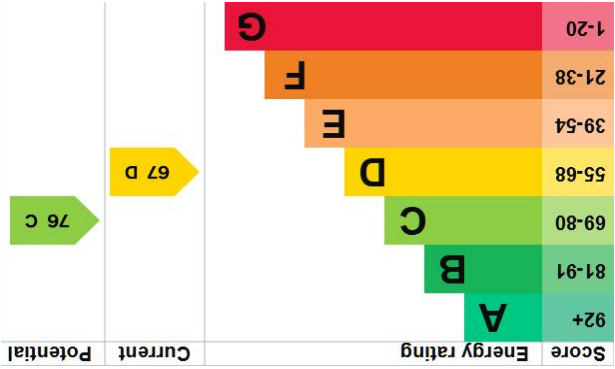


- DETACHED BUNGALOW
- CARPORT
- SCOPE FOR EXTENSION STPP
- SUN TRAP LIVING ROOM
- REAR GARAGE WITH FRONT ACCESS
- GARDEN PERFECT FOR HOSTING



Whitecrest, Great Barr, Birmingham, B43 6EX

Offers In Excess Of
£320,000



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.

LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



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Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROAL ***

Meticulously designed with an emphasis on comfort and modern aesthetics, this single-story property offers ample space for comfortable living. Featuring two generously sized bedroom accompanied by a well-appointed bathroom. The layout guarantees privacy and convenience. The well-planned floor structure lavishes you with a sizable living room, a dining space for intimate gatherings, and a fully equipped kitchen with a view over the garden. Outside is a well landscaped garden with access from the front leading to the rear garage which also hosts a convenient W/C. This residence naturally appeals through its smartly designed layout, promising a balance of cozy personal spaces and ample room for entertaining or leisure activities all on one ground floor level.

With this property's location and ground floor convenience this will go quick. DON'T MISS OUT!

OUTSIDE TO THE FRONT Block paved driveway with pebble section, doors giving access to car port and the driveway leads up to:-

PORCH Having double glazed sliding doors, tiled flooring.

HALLWAY Having laminate wood flooring, gas central heating radiator, ceiling light, cupboard.

DINING ROOM Carpeted, gas central heating radiator, double glazed window to front, ceiling light.

BEDROOM ONE Carpeted, double glazed window to front, gas central heating radiator, built-in wardrobes, ceiling light.

BATHROOM Having tiled flooring, half tiled walls, walk-in shower with electric shower, wc, hand wash basin, double glazed window to side, gas central heating radiator.

LIVING ROOM Having gas fireplace, carpeted, double glazed sliding doors out to the rear, double glazed window to rear, gas central heating radiator, ceiling light, door off to storage space.

BEDROOM TWO/OFFICE Double glazed window to front, built-in wardrobes, carpeted, ceiling light, gas central heating radiator.

KITCHEN Having tiled flooring, half tiled walls, wall and base units, sink with mixer tap, double glazed bay window to rear, space for oven, space for washing machine, double glazed door giving access to rear garden.

REAR GARDEN Patio, paved pathways leading to the lawn, fenced surround.

GARAGE Been accessed from the front, wc.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Sandwell

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available

upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 82 Mbps. Highest available upload speed 16 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