

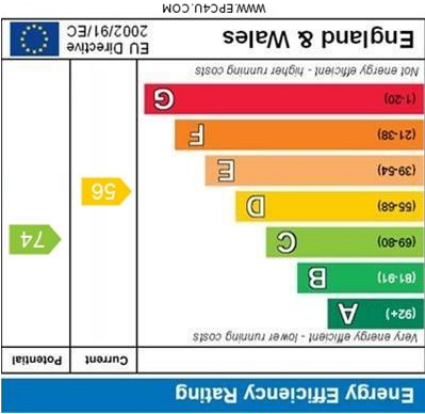
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- PERFECT FOR FIRST TIME BUYERS
- GREAT STANDARD THROUGHOUT
- LARGE REAR GARDEN
- MODERN BATHROOM
- DINING KITCHEN



Ringinglow Road, Great Barr, Birmingham, B44 9BN

£250,000



Property Description

Welcome to this charming 3 bedroom home that beautifully blends space, function, and design. This home features 3 cosy yet spacious bedrooms on the second floor, each emanating a warm and inviting vibe. Just next door, you'll find a neatly tiled bathroom featuring an elegant bath that promises to serve as your personal oasis of calm and relaxation. The first floor of this delightful dwelling houses a spacious living room, perfect for entertaining guests or relaxing with a good book. Adjacent to the living room, the well-appointed kitchen comes complete with a modern stove, setting the stage for culinary adventures. Outside you have a well styled patio great for entertaining, followed by a long stretch of lawn. With each floor offering distinct living areas, this home is sure to cater to all your lifestyle needs while offering the perfect distribution of living space.

Block paved driveway to the front, side access to the rear garden and front door into:-

PORCH Having double glazed door into:-

LOUNGE 15' 8" x 12' 3" (4.78m x 3.73m) Having carpeted flooring, double glazed bay window to front, gas central heating radiator, ceiling lights and wall lights and access to:-

KITCHEN 15' 7" x 10' 1" (4.75m x 3.07m) Having tiled flooring, half tiled walls, wall and base units, integrated oven and hob and extractor fan, sink with mixer tap, double glazed windows to the rear, gas central heating boiler, space for washing machine, space for fridge, double glazed double door out to rear garden.

LANDING Carpeted flooring, ceiling lights, single glazed windows.

BEDROOM THREE 8' 0" x 7' 8" (2.44m x 2.34m) Having carpeted flooring, double glazed windows to front, ceiling lights, gas central heating radiator.

BEDROOM ONE 9' 5" x 12' 3" (2.87m x 3.73m) Having carpeted flooring, double glazed windows to front, ceiling lights, gas central heating radiator.

BEDROOM TWO 10' 3" x 10' 4" (3.12m x 3.15m) Having carpeted flooring, double glazed windows to rear, ceiling lights, gas central heating radiator.

BATHROOM Having tiled flooring, half tiled walls, bath with mixer tap and overhead shower, sink with mixer tap, double glazed windows to rear, gas central heating radiator, WC and ceiling lights.

REAR GARDEN Having patio area, fenced boundaries and lawn.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home

O2, Vodafone. - Good outdoor, variable in home

EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.

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:- 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?
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