

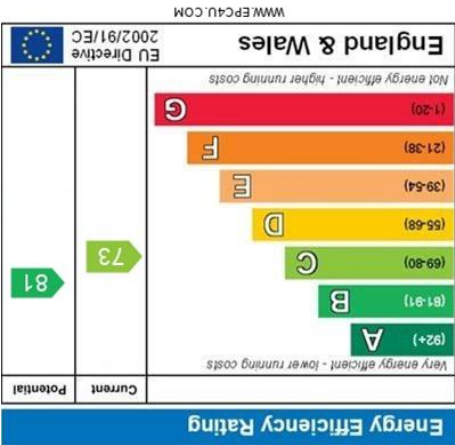
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Great Barr | 0121 241 4441



- SOUGHT AFTER AREA
- TWO DOUBLE BEDROOMS
- SUN CATCHING GARDEN
- CONSERVATORY PERFECT YEAR ROUND
- CAR PORT
- KITCHEN/DINER

Whitecrest, Great Barr, Birmingham, B43 6EN

£315,000



Property Description

Have you been looking to downsize in to a bungalow on Whitecrest? Well your opportunity is here! Welcome to market this 2 double bed semi-detached bungalow with an ample sized carport and great looking garden. Inside you enter in to a cozy yet spacious living room fit with an electric fireplace ready for winter. Adjacent is the kitchen/diner with a great amount of counter space whilst having an airy feel and access to the car port. Exploring on you will find the master bedroom fit with a large built in wardrobe and opposite to the bathroom fit with a walk in shower! The last bedroom is to the rear and is currently being used as a dining room - it has great views over the mature garden; attached to this is the newly floored conservatory which is my personal favorite feature of the home letting in tons of light through summer but fitted with a radiator ready for winter nights. It has the best seat around, looking on to the garden perfect for days with sun!

If you're interested in seeing more and arranging a viewing please call the office now and don't miss out before it's too late.

TO THE FRONT Having a block paved driveway with gravelled area to the side and shrubs and leading to carport with garage door having access for car and front door into:-

ENTRANCE Having carpeted flooring, double glazed windows to side, ceiling light and door into:-

LIVING ROOM 14' 6" x 11' 7" (4.42m x 3.53m) Carpeted and having electric fire, double glazed windows to front, ceiling lights and wall lights, gas central heating radiator and door into:-

INNER HALLWAY Carpeted flooring, ceiling lights, gas central heating radiator and doors into:-

KITCHEN/DINER 8' 7" x 17' 2" (2.62m x 5.23m) Having half vinyl half carpeted flooring, half tiled splashback, double glazed windows to front, gas central heating radiator, wall and base units, sink with mixer tap, built in integrated oven, hob and extractor fan, space for fridge, double glazed window to side and double glazed door to side leading out to carport.

BATHROOM With tiled walls, double glazed windows to side, gas central heating towel radiator, walk in shower, wash hand basin, WC, ceiling lights.

MASTER BEDROOM 11' 3" x 10' 0" (3.43m x 3.05m) With built in wardrobes, two further built in cupboards with storage, carpeted flooring, double glazed window out to rear, central heating radiator, ceiling lights, access to loft.

BEDROOM TWO/DINING ROOM 10' 0" x 10' 1" (3.05m x 3.07m) Carpeted, gas central heating radiator, double glazed window to rear, ceiling lights and door to:-

CONSERVATORY 13' 6" x 8' 11" (4.11m x 2.72m) With double glazed windows to all side, vinyl flooring, gas central heating radiator and wall lights and door to garden.

CARPORT 7' 11" x 44' 3" (2.41m x 13.49m) Having half tiled flooring, ceiling lights, double glazed windows to rear and access to rear. (Please ensure that prior to legal commitment you check that any garage/carport facility is suitable for your own vehicular requirements)

REAR GARDEN Having patio area with lawn adjoining and fenced boundaries.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor and in home
O2, Three, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 98 Mbps. Highest available upload speed 20Mbps.
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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441