

Great Barr | 0121 241 4441



- STATEMENT PROPERTY
- FOUR SIZEABLE BEDROOMS
- MASTER WITH EN-SUITE
- DRIVEWAY FITTING SEVERAL VEHICLES
- VERY LARGE GARDEN BACKING ON TO FIELDS

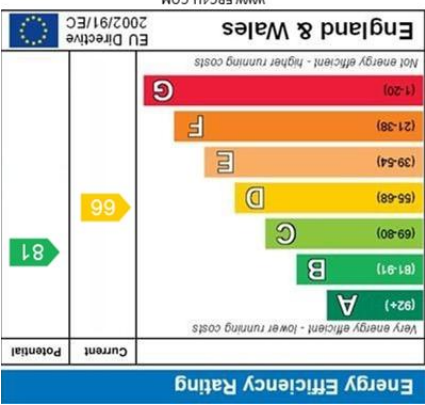


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



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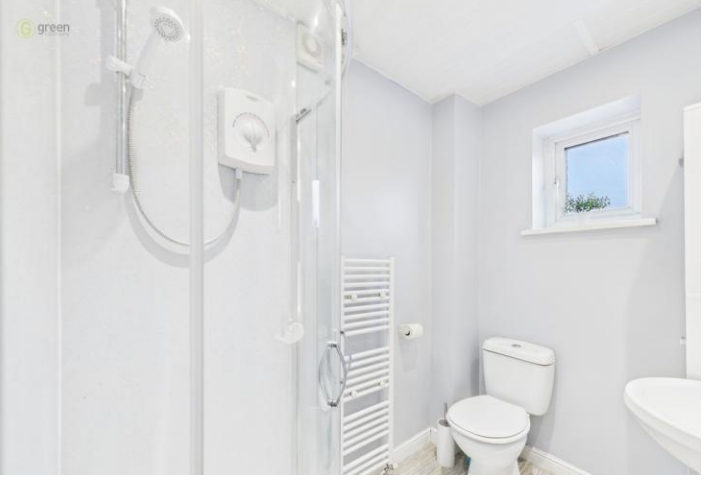
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NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Property Description

Green and company are delighted to welcome to market this large 4 bed home on Pear Tree Road. Outside you will find that this home has great curb appeal, the design choices along with the large driveway make this a stand out property on an already stand out road. The drive gives offers ability to fit several vehicles easily before needing to utilize the integral garage.

Inside the home you will find a great open plan kitchen which is in superb condition perfect for those looking for a dining kitchen lifestyle. Flowing perfectly from the kitchen is the warm feeling living room. This room could easily be segregated into 2 separate rooms, or keep it open as it is and spoil yourself with dual aspect windows with a bay window front and views of the garden to the rear. Also downstairs, you will find a sunroom perfect all year round for views over the garden and late night dining; this is alongside the utility which again has great views over the garden but more importantly essential space to store the washing and drying machine. Upstairs you will find 4 sizeable bedrooms with the master being especially large and having its own private en-suite. My favourite part of this home is the large master bathroom. It has a sleek modern feel and includes both walk-in shower and feature bath tub to cater for both needs. Finally, to the rear you will find an exceptionally large garden which is completely private and even backs on to fields. The current owners have done a superb job in creating a remarkable outdoor living space using Indian sandstone to give that extra premium feel. In summer this garden will be the perfect spot for family functions or just lounging.

In total, if you're now planning to make the move to find your end dream home, this has got to be a must see. You may think it's large right now but this home has even more potential to be upsized and extended further. If this sounds of interest to you then call or email us right away!

OUTSIDE To the front is a paved driveway with shrubs, leading to garage and access to the rear, front door leading to:-

PORCH Having double glazed windows to front and vinyl flooring, door leading to:-

HALLWAY Laminate wood flooring, gas central heating radiator, ceiling light.

OPEN LIVING

DINING KITCHEN 11'8" x 14'8" (3.56m x 4.47m) Tiled flooring, double glazed window to rear, wall and base units, sink with mixer tap, integrated hob, extractor fan, oven and microwave, space for fridge, ceiling light.

LIVING ROOM 26'1" x 9'10" (7.95m x 3m) Having laminate wood flooring, double glazed bay window, ceiling light, gas fireplace, gas central heating radiator.

CONSERVATORY / SUN ROOM 9'6" x 10'2" (2.9m x 3.1m) Tiled flooring, gas central heating radiator, wall lights, double glazed window to rear, double glazed double doors out to rear.

CONSERVATORY / UTILITY ROOM 9'4" x 7'6" (2.84m x 2.29m) Vinyl flooring, space for washing machine, space for dryer, space for fridge, double glazed windows to rear, wall lights.

FIRST FLOOR LANDING Carpeted, ceiling light.

BEDROOM ONE 16'8" x 8'9" (5.08m x 2.67m) Carpeted, double glazed window to rear, ceiling light, gas central heating radiator and door to:-

EN SUITE 6'11" x 4'9" (2.11m x 1.45m) Vinyl flooring, walk-in shower with electric shower, gas central heating towel radiator, wc, sink with mixer tap, double glazed window to front.

BEDROOM FOUR 8'5" x 7'5" (2.57m x 2.26m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling light.

BEDROOM THREE 11'8" x 9'11" (3.56m x 3.02m) Carpeted, double glazed window to rear, gas central heating radiator, ceiling light.

BEDROOM TWO 14'4" x 7'10" (4.37m x 2.39m) Laminate wood flooring, double glazed bay window to front, gas central heating radiator, ceiling light.

BATH ROOM 7'9" x 5'8" (2.36m x 1.73m) Vinyl flooring, double glazed windows to front, bath with shower attachment, gas central heating towel radiator, tiled walls, walk-in shower with electric shower over, sink with mixer tap, ceiling light.

OUTSIDE To the rear is Indian sand stone patio leading to lawn with fenced surrounds.

GARAGE 14'10" x 10'9" (4.52m x 3.28m) (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, Three and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 50 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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