

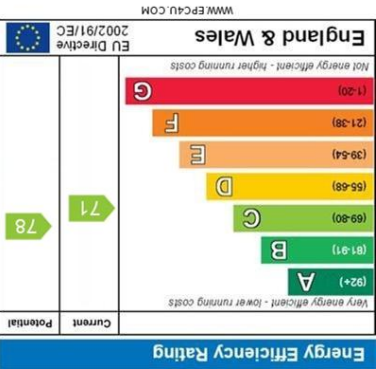
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- GROVE VALE ESTATE
- PERFECT FOR FIRST TIME BUYERS
- INTEGRAL GARAGE
- SOUGHT AFTER ROAD
- THREE SIZEABLE BEDROOMS
- CUL DE SAC LOCATION

Jill Avenue, Great Barr, Birmingham, B43 6DH

£250,000



Property Description

Welcome to market this traditionally well kept 3 bed family home off Grove Vale Avenue. Outside you will see off road parking leading to the integral garage with scope to have more parking if need be. As you enter you will be greeted by a generously sized porch which leads you in to the entrance hall. Unlike usual homes, you will find this entrance hall has plenty of space for storage and creates a great space between the entrance and the rest of the home. Other similar built properties have taken advantage of this space and have converted this space in to a small sitting space or even integrated it in to the lounge creating an even larger room. In the living room you will find a gas fireplace, great for winter months along with access in to the garden with windows looking over making this room perfect for all seasons. Off the living room is a good shaped kitchen with integrated oven and hob along with again views over the garden. There is room to have a small dining table for late lunch or even dinner for two! From here you can move on in to the side passage which gives access to the garage, front and rear garden. Again with the garage, (STPP) you could enlarge the home to have another sitting room downstairs or even another bedroom; making it a great space to further cater the home to your own taste. Upstairs you will find 3 sizeable bedrooms all fitting double beds and having a great airy feel to them. The family bathroom is also upstairs and conveniently, has both a bath and a walk in shower for whenever you feel like you need a change! Finally, to the rear you have great private garden which is easily maintainable and come Summer will be a perfect spot for intimate get togethers or family functions.

This home is going to be a great start for first time buyers or young families with the area being very sought after due to a list of reasons such as catchments for schools, privacy and how great the homes are. If you think this could be for you then please call or email in now to arrange a viewing on this 'must see'!

OUTSIDE To the front is a block paved driveway with access to the garage, side access to the rear garden and front door to porch.

PORCH Having double glazed windows to the front, tiled flooring and double glazed door into:-

ENTRANCE HALL Carpeted, double glazed window to the front, gas central heating radiator, two built-in storage cupboards, double doors out to the reception room.

LIVING ROOM 17' 11" x 10' 1" (5.46m x 3.07m) Double glazed window to rear, double glazed door, carpeted, gas central heating radiator, ceiling light, gas fireplace, sliding into:-

KITCHEN 11' 8" x 7' 6" (3.56m x 2.29m) Having wall and base units, integrated oven and hob, double glazed window to rear, sink with mixer tap, space for fridge/freezer, double glazed window to side, double glazed door to side passage.

SIDE PASSAGE Block paved flooring, door into garage, door to rear and door to front.

GARAGE 15' 6" x 7' 6" (4.72m x 2.29m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING Carpeted, ceiling light.

BEDROOM ONE 10' 9" x 9' 1" (03.3m x 2.77m) Double glazed window to rear, gas central heating radiator, storage cupboard, carpeted, ceiling light.

BEDROOM TWO 12' 5" x 7' 11" (3.78m x 2.41m) Carpeted, double glazed window to rear, ceiling light, gas central heating radiator.

BEDROOM THREE 9' 7" x 7' 7" (2.92m x 2.31m) Gas central heating radiator, double glazed window to front, ceiling light, carpeted.

BATHROOM 8' 1" x 7' 2" (2.46m x 2.18m) Laminate wood flooring, walk-in shower, fully tiled walls, double glazed window to front, bath, hand wash basin, wc, gas central heating radiator, ceiling light.

REAR GARDEN Having block paved patio leading to lawn with fenced surround.



Council Tax Band D - Sandwell

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in-home

O2 and Vodafone - Good outdoor

Three - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18 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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