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- A photograph of a two-story brick house with a white garage, a paved driveway, and a blue sky with clouds. The house features a prominent bay window on the upper floor and a smaller bay window on the ground floor. The roof is dark brown, and the walls are red brick. A white door is visible on the ground floor. The driveway is paved with reddish-brown bricks. To the left, there is a white garage with two doors. The sky is blue with scattered white clouds.

£400,000



Property Description

Are you looking for your next dream move without lifting a finger, this could be for you.

We are delighted to bring to market this luxury 3 bedroom family home on Walsall Road. This property has an attractive curb appeal with its traditionally styled front, large garage and a driveway suitable for several vehicles. As you enter you will find a stylish tiled hallway with sleek black bannisters, having a skylight overhead letting in tonnes of light. Downstairs you have 2 large reception rooms with the front having bay windows and the rear having double doors out to the patio. Following this you have a modern fitted kitchen with views over the private garden; which is perfect for those early morning starts or late afternoon cooking. All 3 of these rooms have laminate herringbone flooring giving off a premium and comfortable feel throughout the whole downstairs. Also downstairs, is a convenient W/C and further storage space under the stairs. From the kitchen you have access in to the garage; subject to planning, this space could easily be converted in to even more living space with it spanning the length of the house and then some more. Alternatively, keep it how it is and it will work great as a workshop/ further storage.

This outstanding home doesn't just stop there, upstairs the layout of the home has been altered to fit 3 double bedrooms with the master even having an En-suite! The hallway upstairs still enjoys the light coming in from the skylight and even has a feature stained glass window. All 3 bedrooms are of a great size but the master is my favourite having a bay window front and an En-suite with a walk-in shower. Both bedrooms on this floor follow the same modern sleek design as downstairs; keeping up the luxury feeling!

Finally, to the rear you have a patio ready for summer months followed by a long stretch of lawn and shrubs. With the trees and shrubs in the garden, you give yourself a private outdoor spot all year round and to top this off you have a summer house making this the perfect space to host events once the sun is out!

If this standard of living sounds like it's for you and you're ready to make the next step to get in to your dream home, then call or email us now!

OUTSIDE To the front there is a block paved driveway, access to the garage and composite front door into:-

HALLWAY Tiled flooring, gas central heating radiator, ceiling light, double glazed window to front, under stairs storage having ceiling light.

GUEST WC Tiled flooring, gas central heating radiator, hand wash basin with splashback, wc and ceiling light.

DINING ROOM 12' 11" x 14' 2" (3.94m x 4.32m) With laminate herringbone flooring, gas central heating radiator, double glazed bay window to front, ceiling light.

LIVING ROOM 12' 10" x 13' 10" (3.91m x 4.22m) Laminate herringbone flooring, double glazed window and double glazed French doors out to the garden, log burner, gas central heating radiator, ceiling light.

KITCHEN 9' 6" x 10' 5" (2.9m x 3.18m) Laminate herringbone flooring, double glazed window to rear, wall and base units, integrated hob, oven, extractor fan and dishwasher, ceiling light, access to the garage.

UTILITY ROOM Having a range of base and wall units with wine storage, space and point for upright fridge/freezer, space and plumbing for washing machine, laminate herringbone flooring, ceiling spot lighting and door through to garage.

GARAGE 11' 7" x 36' 4" (3.53m x 11.07m) Having window to rear and side, door leading to garden. (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 and Velux window and stained glass window to side.

BEDROOM ONE 12' 11" x 14' 7" (3.94m x 4.44m) Laminate wood flooring, double glazed bay window to front, gas central heating radiator, ceiling light, door to:-

EN SUITE Having half tiled walls, wc, gas central heating towel radiator, sink with mixer tap, walk-in shower, vinyl flooring, ceiling light.

BEDROOM TWO 13' 11" max x 13' 0" max (4.24m x 3.96m) Irregular shaped room, laminate wood flooring, double glazed window to rear, built-in storage wardrobe, gas central heating radiator, ceiling light.

BEDROOM THREE 9' 5" x 10' 2" (2.87m x 3.1m) Double glazed window to rear, gas central heating radiator, laminate wood flooring, ceiling light.

BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m) Double glazed window to side, hand wash basin, wc, bath and gas central heating radiator.

REAR GARDEN Patio leading to lawn, greenhouse, fenced/hedge surrounds.

SUMMERHOUSE 15' 4" x 15' 4" (4.67m x 4.67m) Laminate wood flooring, ceiling lights, double glazed windows to front and side, double glazed double doors.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in-home

O2 and Three - Good outdoor

Vodafone - Good outdoor and in-home

Broadband coverage:-

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

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

Networks in your area:- Openreach, Virgin Media

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