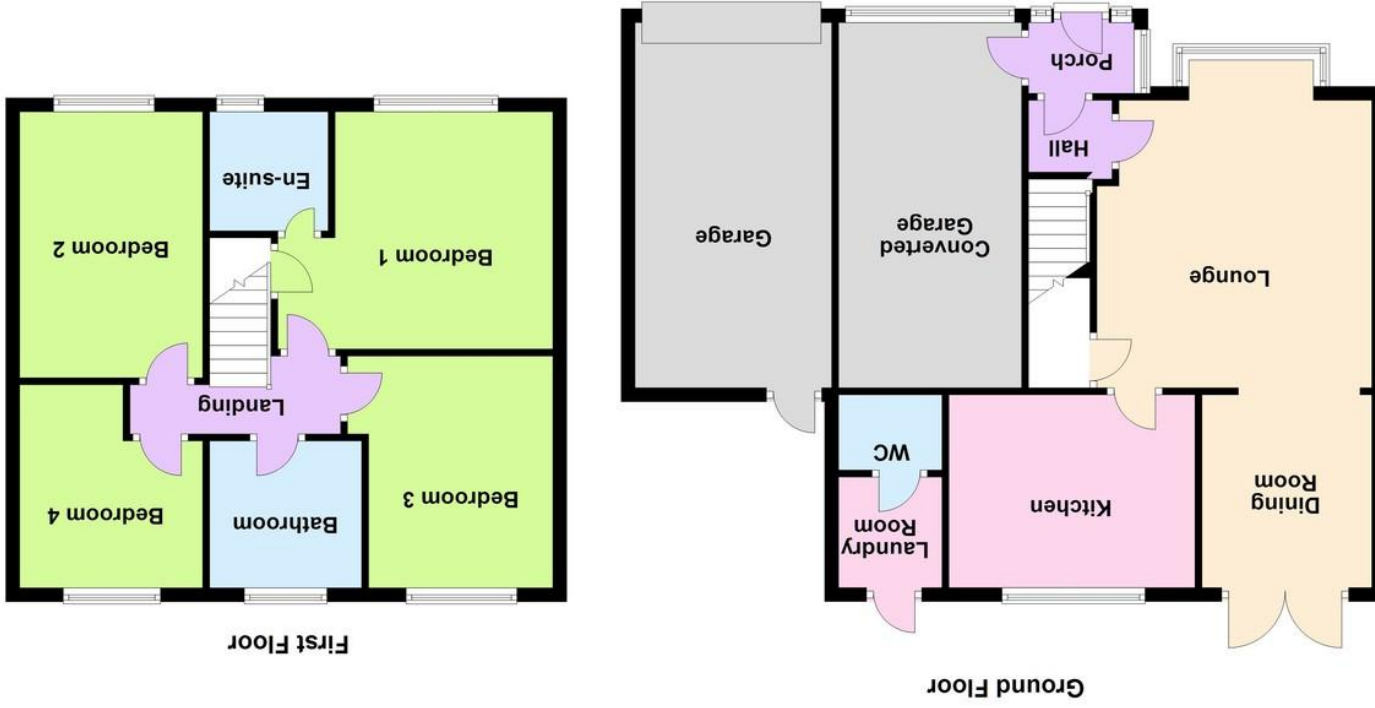
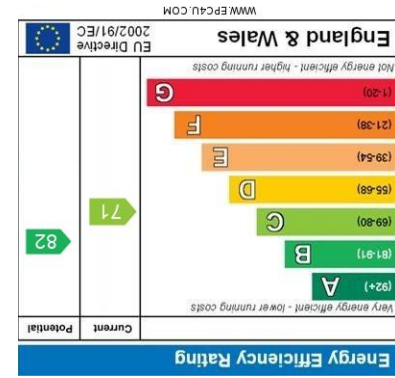


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- ENSUITE & WC
- PRIVATE REAR GARDEN AND GARAGE

Paget Road, Pype Hayes, Birmingham, B24 0JZ

£370,000

Property Description

Property boasts an environmental larger than average plot, this was the original show home which offers exceptional spacious accommodation creating a fantastic family home. Internally the property benefits from a large lounge with dining room leading off and in addition the current owners have converted one of the garages to create a further family room/office, fitted kitchen has room for a table and useful utility room and guest cloakroom leading off. Upstairs master bedroom benefits from having an ensuite shower room and bedrooms one, two and four all offer built in wardrobes, family bathroom then completes the accommodation. Outside the garden is private with a wide plot and to the front is a spacious driveway with full garden and access into the garage. Paget Road is a quiet residential street within walking distance to shops, amenities and local primary school plus public transport and road links offer a short commute into Birmingham City Centre.

PORCH With double glazed window to side and double glazed door leading into hallway.

HALLWAY With door off to living room and stairs leading to first floor landing.

LIVING ROOM 16' 01" x 13' 04" (4.9m x 4.06m) With double glazed bay window to front, radiator, gas fire with surround and archway leading into:-

DINING ROOM 9' 02" x 8' (2.79m x 2.44m) With double glazed patio doors to rear opening onto the garden.

KITCHEN 11' 08" x 9' 11" (3.56m x 3.02m) With a range of wall and base units, double glazed window to rear, radiator, one and half bowl stainless steel sink, integrated oven, gas hob with extractor above and space for appliances.

UTILITY ROOM 5' 11" x 5' 02" (1.8m x 1.57m) With double glazed door to rear, houses combination boiler and space for appliances.

WC 5' 02" x 3' 08" (1.57m x 1.12m) With double glazed obscure window to side, low level WC, radiator and wash hand basin.

FAMILY ROOM/OFFICE 17' 11" x 8' 09" (5.46m x 2.67m) With double glazed window to front and radiator.

GARAGE 17' 11" x 8' 09" (5.46m x 2.67m) Having electric garage door, door to rear of garage to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDING

BEDROOM ONE 13' 09" x 11' 03" max (4.19m x 3.43m) Having fitted wardrobes, double glazed window to front, radiator and door to:-

ENSUITE 5' 10" x 5' 01" (1.78m x 1.55m) Having double glazed obscure window to front, radiator, low level WC, vanity wash hand basin and single enclosed shower cubicle with glass screen.

BEDROOM TWO 8' 09" x 13' 07" (2.67m x 4.14m) Having fitted wardrobes, double glazed window to front and radiator.

BEDROOM THREE 11' 05" max x 9' 05" max (3.48m x 2.87m) Having double glazed

window to rear, fitted wardrobes and radiator.

BEDROOM FOUR 8' 09" x 6' 09" (2.67m x 2.06m) Having double glazed window to rear, fitted wardrobes and radiator.

FAMILY BATHROOM 6' 09" x 6' 02" (2.06m x 1.88m) Having sink, radiator, double glazed obscure window to rear, low level WC and bath with shower over and shower rail.

OUTSIDE To the rear is a decking area, patio area for entertaining the rest mainly laid to lawn, gated side access and to the front of the property is ample off road parking with fore garden and access into garage.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

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 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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.

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