

Property details approval form

57 Greets Green Road, WEST BROMWICH, West Midlands, England, B70 9ES

Date: 27 February 2025

Property Ref and Version: WBW310511 - 0003

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £180,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > THREE BEDROOMS
- > LARGE GARAGE TO THE REAR
- > OFF ROAD PARKING TO THE FRONT
- > LARGE LIVING SPACE
- > FIRST TIME HOME
- > POTENTIAL INVESTMENT
- > ON A MAJOR BUS ROUTE

○ Short Description

****PERFECT FIRST TIME HOME OR POTENTIAL INVESTMENT OPPORTUNITY**** This three bedroom family home is set on a MAJOR BUS LINK and benefits from having OFF ROAD PARKING to the front and a large DETACHED GARAGE TO THE REAR. CALL NOW TO ARRANGE YOUR VIEWINGS!

○ Long Description

This three bedroom property is situated within a quiet residential part of West Bromwich. With easy access to the town centre itself as well as the bus station and the tram stop West Bromwich Central. This makes any commute far or near, just that little bit easier on a day to day basis. The town centre offers an array of shops and amenities such as The New Square which is a relatively new shopping complex within the town, as well as all the well known and reliable smaller shops and convenient stores on the high street. The property itself briefly comprises of a family reception room, a fitted kitchen diner with a rear garden. This home offers a great opportunity for a first time purchase or your next buy to let investment. To the first floor you have three generously sized bedrooms with a ground floor family bathroom. To the rear of the property you have a low maintenance rear garden ideal for pots and plants with a detached garage with access via communal driveway.

CALL NOW TO ARRANGE YOUR VIEWINGS!

Agents Note: The property is held and being sold with a Freehold title but we are aware of an existing and associated leasehold title which can be examined by your conveyancer and who will advise.

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○ Room Description

Porch

Having a double glazed door and window to the front and door to the lounge.

Lounge

25' 5" x 12' 1" (7.75m x 3.68m)

Double glazed window to the front, central heated radiator, stairs to the first floor, electric fire with feature surround, single glazed window to the rear and door to the kitchen.

Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)

Fitted kitchen comprising of a range of wall and base units, splash back tiling, stainless steel sink and drainer, plumbing point and space for washing machine, gas point and space for cooker, central heated radiator and door to the kitchen.

First Floor Landing

Stairs from lounge and doors to;

Bathroom

Double glazed window to the rear, tiled throughout, fitted panel bath with shower over, WC and vanity wash hand basin.

Bedroom One

13' 11" x 7' 11" max (4.24m x 2.41m max)

Double glazed window to the front and central heated radiator.

Bedroom Two

12' 4" max x 5' 11" max (3.76m max x 1.80m max)

Double glazed window to the rear and central heated radiator.

Bedroom Three

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to the rear, boiler and central heated radiator.

Rear Garden

Low maintenance rear garden comprising of slabbed and gravel area. The property also benefits from a detached garage with access via communal driveway.

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

| Signature | | Date |
|------------------------|---------|------------|
| Taylor Silk | T. Silk | 27/02/2025 |
| Mr & Miss A.D.&A. Lunn | | |