





Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Welcoming this beautifully extended four-bedroom semi-detached home which has a total of square 1153 square feet across two well designed floors. Revelling in its four commodious bedrooms, it magnificently captivates charm and warmth that will make your homely retreat a pleasant experience. The first floor encompasses a captivating dining room, creating a cozy dining atmosphere. Also on the same floor, you will find a comfortable lounge complemented by another fireplace which serves as a perfect place to relax. The fully fitted kitchen comes equipped with a quality stove to ignite your culinary adventure. For your convenience, a wet room with a shower is situated on the first floor. The second floor boasts of four bedrooms and a luxury bathroom complete with a shower and bath. Additionally, rest easy in any of the three charming bedrooms, ensuring private space for everyone. This property proposes an exciting opportunity to live in a home that exudes comfort, function, and style.

HALLWAY Laminate flooring, ceiling light point, radiator, stairs to first floor, under stairs storage.

LOUNGE 19' 6" x 11' 0" (5.94m x 3.35m) Two ceiling light points, gas fireplace, laminate flooring, radiator and patio doors to rear garden.

DINING ROOM 10' 8" x 12' 2" (3.25m x 3.71m) Laminate flooring, bay window to front, ceiling light point, radiator.

KITCHEN 16' 7" x 7' 3" (5.05m x 2.21m) Wall and base units, space for farmers oven, built in extractor fan, tiled splash back, window to rear garden, breakfast dining area, sink, space for washer dryer, space tumble dryer, space for fridge freezer, radiator and spotlights.

LEAN TO Tiled, units and door to front, ceiling light point and door to wet room.

DOWNSTAIRS WETROOM Tiled, WC, sink and shower and spotlights.

FIRST FLOOR

LANDING Two ceiling light points.

BEDROOM ONE 11' 10" x 9' 0" (3.61m x 2.74m) Laminate flooring, window to rear, radiator and built in wardrobes.

BEDROOM TWO 10' 7" x 9' 4" (3.23m x 2.84m) Laminate flooring, ceiling light point, built in storage cupboards, radiator and window to front.

BEDROOM THREE 13' 2" x 4' 4" (4.01m x 1.32m) Laminate flooring, ceiling light point, window to front and radiator.

BEDROOM FOUR 8' 7" x 6' 5" (2.62m x 1.96m) Laminate flooring, ceiling light point, window to front and radiator.

BATHROOM Vinyl flooring, sink, WC, bath, shower cubicle, tiled splash backs, spot lights, towel radiator and window to rear.

GARDEN Paved area, lawn, area for flowers and shrubs. garage to rear and slabbed area.

Council Tax Band D Sandwell Metropolitan Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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?
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