

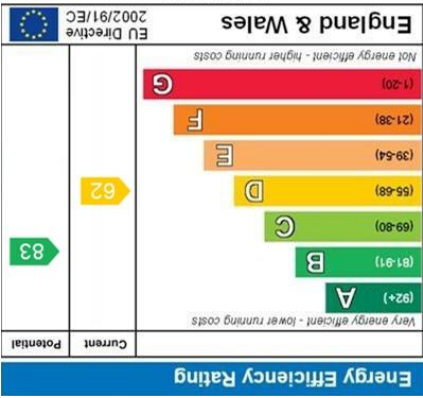
Great Barr | 0121 241 4441

Jayshaw Avenue, Great Barr, Birmingham, B43 5SE

£425,000



- SPACIOUS EXTENDED SEMI DETACHED HOME
- SOLAR PANELS
- MODERN REFITTED KITCHEN
- IMPRESSIVE SIZED CONSERVATORY
- CORNER PLOT WITH ROOM FOR SUBSTANTIAL EXTENSION



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.





Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This 143 square meter, extended two-storey house perfectly combines practicality and comfort. The ground floor offers a spacious through lounge, a refitted kitchen equipped with a oven and hob, an impressive conservatory perfect for relaxation, a convenient WC, and a garage for secure parking or storage. A graceful staircase leads to the first floor which houses four sizable bedrooms providing ample space for rest and personal comfort, a bathroom and en-suite shower room. All rooms are sensibly laid out to maximize convenience and ease of movement. The loft is boarded with a ladder up to it and has lots of room for storage. To the rear you have a substantial sized garden with scope for even further extension; on top of this the property is fitted with several solar panels that generate £1500 - £2000 per year from the feed in tariff and save £300-£400 per year in electricity costs! This home truly caters to all your needs, making it an ideal living space for families.

The property is approached via a block paved multi vehicle driveway leading to storm porch and front entrance door to :-

RECEPTION HALL Having stairs off to first floor, laminate flooring, central heating radiator, coving to ceiling, ceiling spotlighting, doors to through lounge kitchen and sliding door to guest cloakroom, small door with useful storage space under stairs.

GUEST CLOAKROOM Having white suite comprising low flush wc, corner wash hand basin with storage cupboards beneath, complementary wall tiling, wall light point and extractor.

THROUGH LOUNGE 27'0" x 11'1" (8.23m x 3.38m) Having walk-in double glazed bay window to front aspect, double glazed walk-in bay window to rear incorporating double glazed French doors to conservatory, two central heating radiators, coving to ceiling, ceiling spotlighting and two wall light points.

REFITTED MODERN KITCHEN 7'10" x 19'2" (2.39m x 5.84m) Having a range of base, wall and drawer units with work surfaces over, breakfast bar, stainless steel sink unit with mixer tap and drainer to side, integrated oven with five ring gas hob and extractor light chimney above, space and plumbing for washing machine, space and point for upright fridge/freezer, space and plumbing for dishwasher, double glazed window to conservatory, central heating radiator, coving to ceiling, ceiling spotlighting and door through to :-

GARAGE 14'7" x 12'3" (4.44m x 3.73m) Metal up and over entrance door, concrete flooring, base and drawers units with work surfaces over, stainless steel one and a half bowl sink unit with mixer tap and drainer to side, fluorescent strip lighting and wall mounted gas central heating boiler and led strip light (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

IMPRESSIVE LARGE CONSERVATORY 11'7" x 29'4" (3.53m x 8.94m) Having double glazed windows to two elevations incorporating two double glazed French doors to the rear garden, polycarbonate roof, ceiling fan light and laminate flooring.

FIRST FLOOR Approached via easy tread staircase to split level landing, having doors off to four bedrooms and bathroom, two accesses to loft space, coving to ceiling and ceiling spotlighting.

BEDROOM ONE 13'8" x 11'0" (4.17m x 3.35m) Walk-in double glazed bay window to rear aspect, central heating radiator, coving to ceiling, ceiling spotlighting and door to :-

EN SUITE SHOWER ROOM Having white suite comprising low flush wc, wash hand basin, double shower cubicle with fitted chrome shower, complementary wall tiling, obscure double glazed window to side, ceiling spotlighting and built-in TV.

BEDROOM TWO 13'3" x 11'0" (4.04m x 3.35m) Walk-in double glazed bay window to front aspect, central heating radiator, coving to ceiling and ceiling spotlighting.

BEDROOM THREE 10'9" x 11'11" (3.28m x 3.63m) Having double glazed window to side, central heating radiator, laminate flooring, coving to ceiling and ceiling spotlighting.

BEDROOM FOUR 6'11" x 19'3" (2.11m x 5.87m) Having double glazed windows to the front, carpeted flooring, ceiling lights and gas central heating radiators

BATHROOM Having white suite comprising low flush wc, panelled bath, corner shower cubicle with fitted chrome shower, wash hand basin set into vanity unit, obscure double glazed window to rear, chrome vertical heated towel radiator, tiled splash backs and ceiling spotlighting.

OUTSIDE Good size rear garden laid mainly to lawn, decked patio areas, fenced boundaries.

Council Tax Band C - Sandwell

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Three - Good outdoor, variable in-home

O2 - Good outdoor

Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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.

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