

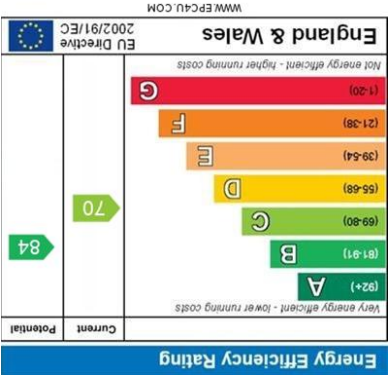
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



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

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 Conveyer.



Great Barr | 0121 241 4441



- THREE BEDROOM + LOFT ROOM
- TWO BATHROOMS
- LARGE DOWNSTAIRS SPACE
- GOOD STANDARD THROUGHOUT
- REAR OFF ROAD PARKING IN GARAGE



Hamstead Road, Great Barr, Birmingham, B43 5BJ

£250,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green And Company are happy to present this 3 bedroom property with a loft room accompanied by a bathroom on Hamstead Road. Inside this home you will find a really well sized downstairs having 2 large reception rooms followed by a sizeable kitchen with a breakfast bar and views over the garden. In the garden you will find a long garden leading to a (previously used as a bar) outbuilding waiting to be rejuvenated; along side this is the rear garage with access for a car from the rear. Back inside, upstairs you will find a great sized family bathroom, perfect for young families - this is along side 3 bedrooms just waiting to be styled! Finally, on to what makes this property great value, on the first floor you will also find stairs leading to the loft room. Up here you have Velux windows and a great amount of space; also up there is another larger sized bathroom giving a great second option to the first. To understand the value and brilliance with this home, you must get a viewing now!

REAR GARDEN Having tiled patio area, lawn, fenced boundaries, tiled pathway to decked area to the rear, wooden garden shed(used as a bar previously) to the rear is a garage.

GARAGE 14' 4" x 14' 3" (4.37m x 4.34m) Having rear access and WC. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

TO THE FRONT Having block paving, brick boundaries and front door into:-

HALLWAY Having laminate flooring, ceiling lights, radiator and door to:-

REAR RECEPTION ROOM 12' 10" x 12' 8" (3.91m x 3.86m) Having radiator, ceiling lights, laminate flooring, double doors leading to:-

FRONT RECEPTION ROOM 12' 4" x 12' 3" (3.76m x 3.73m) Having laminate flooring, ceiling lights, double glazed bay window to front, radiator.

KITCHEN 8' 10" x 15' 7" (2.69m x 4.75m) Having a range of wall and base units, space for oven, space for fridge, space for washing machine, space for dishwasher, mixer tap sink, double glazed bay window to rear, gas central heating boiler, door leading to under stairs storage.

Breakfast area having double glazed double doors out to rear garden, radiator .

LANDING Having carpeted flooring, door to storage and doors to:-

BATHROOM Having half tiled walls, vinyl flooring, double glazed windows to rear, bath with mixer tap, overhead shower. sink, WC, radiator, ceiling lights.

BEDROOM ONE 7' 11" x 12' 9" (2.41m x 3.89m) Having carpeted flooring, double glazed windows to rear and ceiling lights.

BEDROOM THREE 6' 11" x 8' 9" (2.11m x 2.67m) With double glazed windows to front, radiator, ceiling lights and carpeted flooring.

BEDROOM TWO 8' 9" x 12' 2" (2.67m x 3.71m) With double glazed windows to front, radiator, ceiling lights and carpeted flooring.

LOFT ROOM 14' 4" x 10' 1" (4.37m x 3.07m) Accessed via stairs from first floor landing, Velux windows, carpeted flooring, electric heater and gas central heating radiator and door to:-

ENSUITE Having walk in shower, WC, wash hand basin, Velux window, half tiled splash back, vinyl flooring and built in storage.

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE, O2, Three, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

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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WANT TO SELL YOUR OWN PROPERTY?  
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