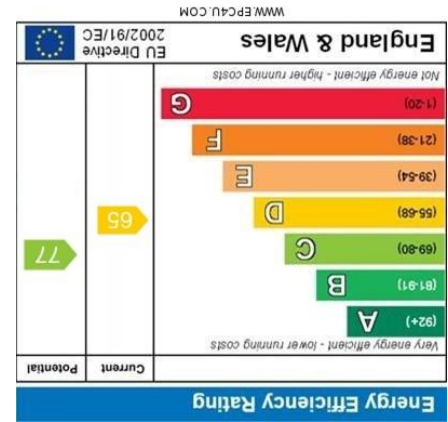


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



- Superb Presentation Throughout
- Spacious Lounge
- Kitchen & Dining Room
- Guest Cloakroom
- Four Bedrooms
- Well Maintained Rear Garden

Garman Close, Great Barr, B43 6NB

Overs Offer £425,000



Property Description

*****360 VIRTUAL VIDEO TOUR AVAILABLE***** This SUPERB DETACHED FAMILY HOME is well-presented throughout and offers SPACIOUS and VERSATILE living accommodation throughout. Having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having a spacious block paved drive, access to garage and front reception door.

HALLWAY having ceiling light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms including uPVC double glazed door giving access to rear garden.

LOUNGE 19' 9" (max.) x 15' 2" (6.02m x 4.62m) having double glazed window to front elevation, ceiling light points, power points, central heating radiator and door to dining room.

DINING ROOM 13' 4" x 11' 8" (4.06m x 3.56m) having ceiling light point, power points, central heating radiator and uPVC double glazed sliding door giving access to rear garden.

KITCHEN 12' 10" x 8' 11" (3.91m x 2.72m) having double glazed window to rear elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, inset sink/drainage with mixer tap over, integrated electric hob with extractor over, integrated oven and ample space for a range of appliances.

GUEST CLOAKROOM having double glazed window to side elevation, ceiling light point, central heating radiator, vanity unit incorporating wash hand basin with storage beneath, low flush w/c and tiling to splashbacks.

FIRST FLOOR LANDING having double glazed window to rear elevation, ceiling light point, power points and doors off to all rooms.

BEDROOM ONE 15' 10" x 11' 10" (4.83m x 3.61m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 15' 8" x 11' 10" (4.78m x 3.61m) having double glazed windows to front elevation, ceiling light point, power points and central heating radiator.



BEDROOM THREE 7' 0" x 13' 0" (2.13m x 3.96m) having double glazed windows to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM FOUR 9' 0" x 9' 6" (2.74m x 2.9m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having double glazed window to side elevation, ceiling light points, heated towel rail, a matching suite comprising of shower, vanity unit incorporating wash hand basin with storage beneath, low flush w/c and tiling to splashbacks.

OUTSIDE

REAR GARDEN having a paved patio area leading on to a lawned garden space to fenced perimeter surrounded by an array of shrubs/plants with pedestrian door to garage.

GARAGE 20' 0" x 10' 1" (6.1m x 3.07m) having power/lighting, ample storage space including plumbing for washing machine. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND E Sandwell Metropolitan Borough Council

TENURE

The Agent understands that the property will be sold freehold upon completion. 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.

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Please note that all measurements are approximate.

