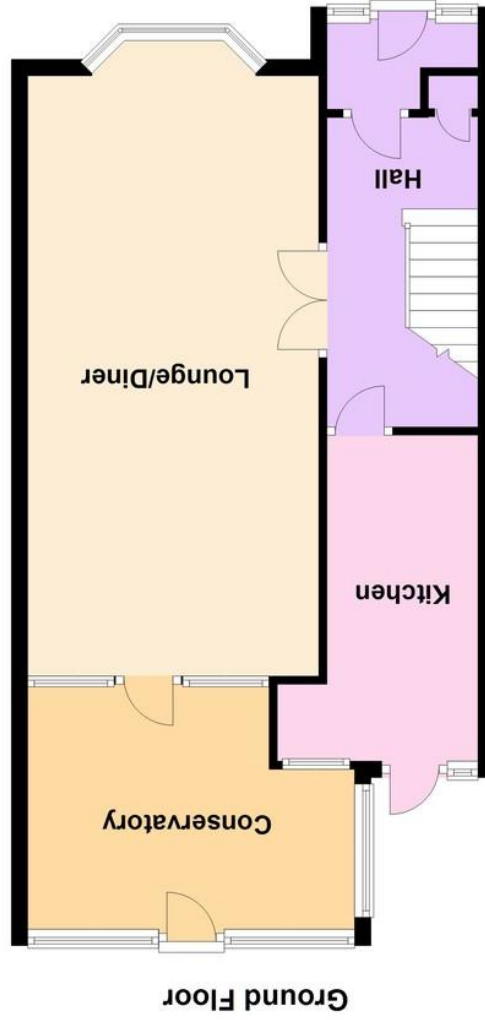
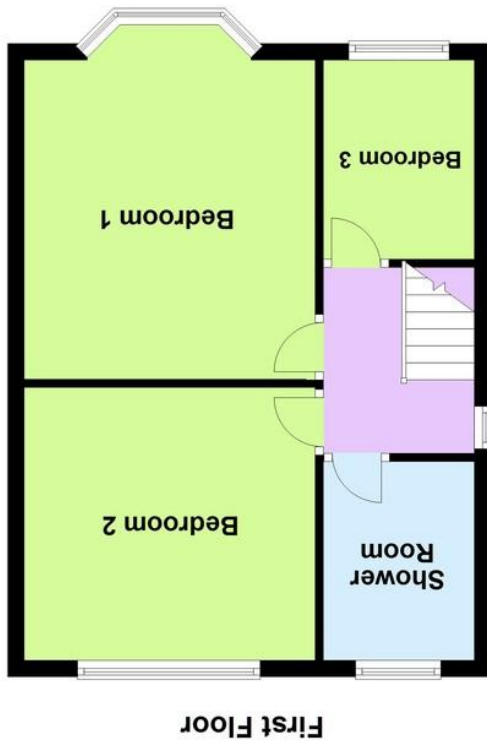
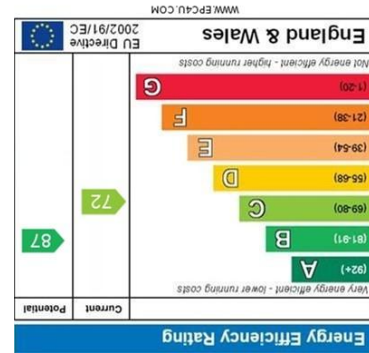


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Superb Presentation Throughout
- Spacious Lounge/Diner
- Conservatory
- Three Good Sized Bedrooms
- Well Maintained Rear Garden
- Ample Off-Road Parking & Garage

Stanfield Road, Great Barr, B43 7LR

£270,000





## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

This WELL PRESENTED PROPERTY is ideally situated in a SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6, Birmingham City Centre and Sutton Coldfield. MUST BE VIEWED to fully appreciate the 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 ample space for off-road parking with access to enclosed porch.

HALL having light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

LOUNGE/DINER 24' 0" (max.) x 11' 8" (max.) (7.32m x 3.56m) having double glazed window to front elevation, light points, power points, two central heating radiators and uPVC double glazed door to conservatory.

CONSERVATORY having light point, power points, double glazed windows and uPVC double glazed door opening to rear garden.

KITCHEN 13' 0" x 8' 0" (max.) (3.96m x 2.44m) having double glazed windows to rear elevation, light point, power points, central heating radiator, a range of matching wall/base units with worktops over, inset sink with mixer tap over, integrated gas hob with extractor over, integrated oven, ample space for a range of appliances and uPVC double glazed door opening to rear garden.

FIRST FLOOR LANDING having double glazed window to side elevation, light point and doors off to all rooms.

BEDROOM ONE 14' 0" (max.) x 9' 10" (max.) (4.27m x 3m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.



BEDROOM TWO 9' 5" (max.) x 9' 10" (2.87m x 3m) having double glazed window to rear elevation, light point, power points, central heating radiator and fitted wardrobes.

BEDROOM THREE 8' 0" x 7' 5" (2.44m x 2.26m) having double glazed window to front elevation, light point, power points, central heating radiator and fitted wardrobes.

SHOWER ROOM having double glazed window to rear elevation, light point, heated towel rail, airing cupboard, wash hand basin, low flush w/c and walk-in shower.

OUTSIDE

REAR GARDEN having paved and artificially lawned areas surrounded by an array of shrubs/plants with access to garage via pedestrian door.

GARAGE (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND C Walsall Metropolitan Borough Council

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.

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Please note that all measurements are approximate.

