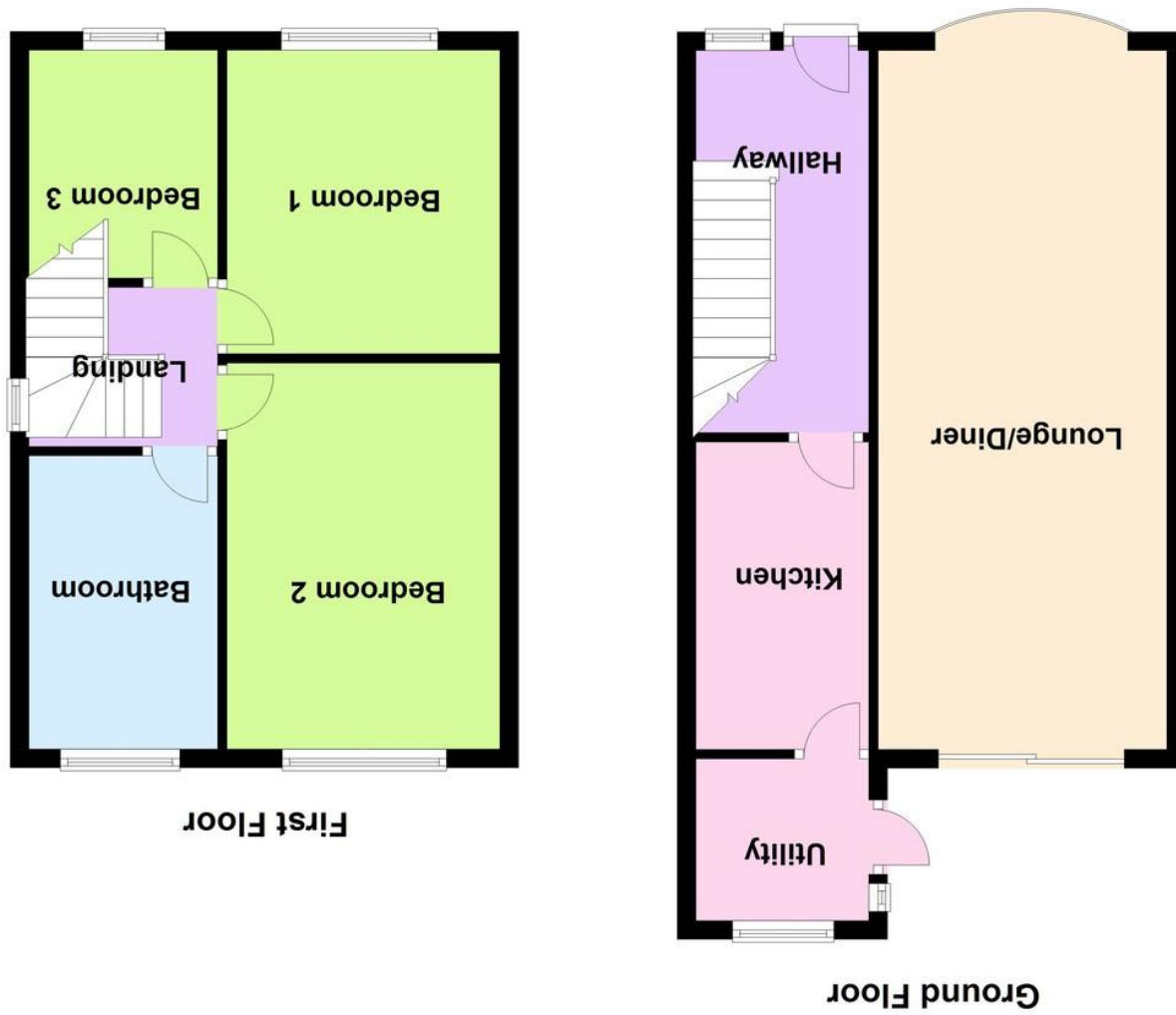


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- CHAIN FREE
- GARAGE
- SEMI DETACHED
- THREE BEDROOMS
- LANDSCAPED GARDEN
- NEW KITCHEN

Johns Grove, Great Barr, Birmingham, B43 5DR

Offers Over £260,000

## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

**ENTRANCE HALL** Having double glazed door to front, double glazed window, radiator, stairs to first floor with storage under stairs, tiled floor and base unit with double doors which houses gas and electric metres.

**LOUNGE** 10' 2" x 25' 8" excluding bay (3.1m x 7.82m) Having double glazed bay window to front, double glazed sliding doors leading out to garden onto decked area, two radiators and fire with surround which are untested.

**KITCHEN** 11' 7" x 6' (3.53m x 1.83m) Having window to rear, door to utility, wall and base units with worktop surfaces over, one and half stainless steel sink with mixer tap over, integrated oven, hob and extractor, tiles to splash and space for undercounter fridge and radiator.

**UTILITY ROOM** 6' 6" x 5' 9" (1.98m x 1.75m) Having door leading out to garden, double glazed windows to rear and water points.

### FIRST FLOOR

**LANDING** With loft access, double glazed window to side, doors to bedrooms and bathroom.

**FAMILY BATHROOM** With double glazed window to rear, shower cubicle, panel bath with shower over, pedestal wash hand basin and WC and radiator.

**BEDROOM ONE** 10' 3" x 12' 10" (3.12m x 3.91m) With double glazed window to front and radiator.

**BEDROOM TWO** 10' 2" x 12' 4" (3.1m x 3.76m) Having double glazed window to rear and radiator.

**BEDROOM THREE** 6' 2" x 8' 7" (1.88m x 2.62m) With double glazed window to front and radiator.

**OUTSIDE** To the rear is a decked area, lawn area, access to side of garage.

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

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.  
Broadband Type = Superfast Highest available download speed 109 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

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.

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

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