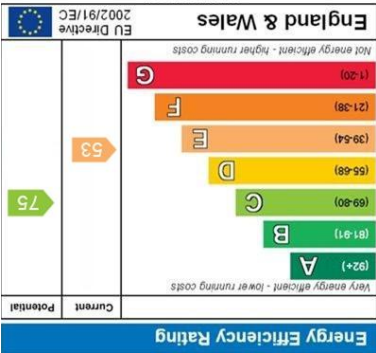


Great Barr | 0121 241 4441



- MID TERRACE FAMILY HOME
- HALLWAY
- LOUNGE
- EXTENDED DINING ROOM
- KITCHEN
- CONSERVATORY

Somercotes Road, Great Barr, Birmingham, B42 2JP | £240,000



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 Conveyancer.

**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.





## Property Description

Nestled in a quiet neighborhood, this elegant 811 square feet property is the definition of a comfortable haven. Spanning across two floors, the property is aptly designed to maximize space and foster a cozy ambiance. As you step inside the front door, you are met with two living rooms, each adorned with a fireplace, a conservatory, and a commodious kitchen. As you ascend to the first floor, you will find a total of three bedrooms that offer a soothing retreat after a long day, there also awaits a full bathroom, complete with a bath, striking a perfect balance of luxury and comfort. This appealing property blends optimal design with all the essential amenities for a comfortable and modern lifestyle.

The property is approached via paved pathway with lawn to side, leading to:-

**ENCLOSED DOUBLE GLAZED PORCH** Having double glazed windows to three elevations, tiled flooring, wall light point, feature front entrance door to:-

**RECEPTION HALL** Having stairs off to first floor, central heating radiator, coving to ceiling, two wall light points, half door to useful storage cupboard under stairs, door through to lounge and door through to:-

**LOUNGE** 9' 8" x 13' 9" (2.95m x 4.19m) Having walk-in double glazed bay window to front aspect, central heating radiator, feature fireplace, laminate flooring and ceiling light point.

**EXTENDED DINING ROOM** 9' 11" x 14' 4" (3.02m x 4.37m) Having central heating radiator, laminate flooring, feature fireplace, two ceiling light points, double glazed French doors to rear garden with windows to either side and door through to kitchen.

**KITCHEN** 5' 3" x 9' 9" (1.6m x 2.97m) Having a range of base, wall and drawer units with work surfaces over, one and a half bowl sink unit with mixer tap and drainer to side, space and point for slot-in cooker, extractor/light above, tiled splash backs, central heating radiator, ceiling spotlighting, door to conservatory and double glazed window through to conservatory.

**CONSERVATORY** 6' 9" x 11' 3" (2.06m x 3.43m) Having double glazed windows incorporating double glazed French door to rear garden, door to side, tiled flooring, space and plumbing for washing machine, space and point for dryer, space and point for upright fridge/freezer and ceiling spotlighting.

**FIRST FLOOR** Approached via easy tread staircase to first floor landing having laminate flooring, access to loft space, ceiling light point, doors off to three bedrooms and bathroom.

**BATHROOM** 6' 0" x 5' 11" (1.83m x 1.8m) Having white suite comprising low flush wc, pedestal wash hand basin, panelled bath with fitted shower, obscure double glazed window to rear aspect, tiled splash backs, corner shelving, chrome vertical heated towel rail radiator and ceiling light point.

**BEDROOM ONE** 10' 7" x 11' 10" (3.23m x 3.61m) Having double glazed window to front aspect, central heating radiator, laminate flooring and ceiling light point.

**BEDROOM TWO** 11' 4" x 9' 11" (3.45m x 3.02m) Having double glazed window to rear aspect, central heating radiator, laminate flooring, ceiling light point.

**BEDROOM THREE** 6' 9" x 4' 7" (2.06m x 1.4m) Having double glazed window to front aspect, central heating radiator, half door to useful storage cupboard over the stairs, laminate flooring and ceiling light point.

**REAR GARDEN** Having paved patio area, step down to pebbled garden and fenced boundaries.

**PARKING** There is off road parking for one car.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three and Vodafone, limited for O2.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 186 Mbps. Highest available upload speed 26 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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**WANT TO SELL YOUR OWN PROPERTY?**  
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