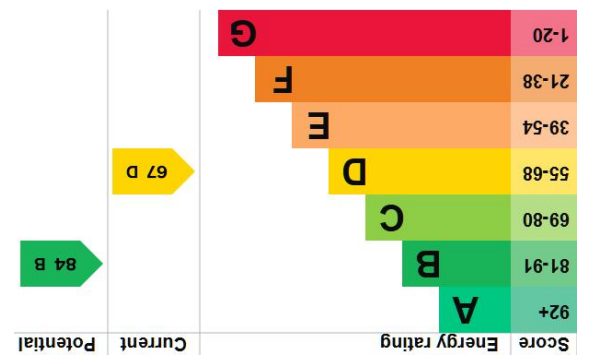


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 therefore we recommend that you regularly monitor our website or email us for updates.
 State that the EPC must be presented within 21 days of initial marketing of the property.
 Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- MID TERRACE FAMILY HOME
- NO UPWARD CHAIN
- LOUNGE
- EXTENDED DINING KITCHEN
- THREE BEDROOMS
- BATHROOM



Sterndale Road, Great Barr, Birmingham, B42 2AS

Offers in the region of
 £220,000



Property Description

Set across an expansive 870 square feet, this charming three-storey property has the benefit of no upward chain. On the ground floor, you will find a spacious, extended Dining kitchen perfect for entertaining guests. As we ascend to the first floor, you are presented with Three bedrooms, these are accompanied by a well-appointed bathroom. Ascending further, the second floor encompasses a singular room, presenting a perfect opportunity to establish a private study or hobby room. This multi-level property offers ample possibilities for personalization, making it the ideal canvas for your new home.

The property is approached via paved driveway leading to:-

STORM PORCH With front door into:-

LOUNGE Having central heating radiator, staircase off to first floor landing, feature fireplace, walk in double glazed leaded bay window to front aspect, additional central heating radiator, ceiling light point and door through to:-

EXTENDED KITCHEN/DINER Having a range of base, wall and drawer units with work surfaces over, integrated oven with four ring gas electric hob over, stainless steel sink unit with mixer tap and drainer to side, space and plumbing for washing machine, space and point for fridge, double glazed walk in boxed bay window to rear, central heating radiator, two ceiling light points, cupboard housing wall mounted gas central heating boiler, additional double glazed window to rear and door to rear garden.

FIRST FLOOR

LANDING Approached via easy tread staircase and having central heating radiator, ceiling light point, doors off to two bedrooms and bathroom and doorway to inner entrance with door to bedroom two and loft room.

BEDROOM ONE Having double glazed window to rear, central heating radiator, built in wardrobe with sliding doors and ceiling light point.

BEDROOM TWO With double glazed window to front aspect, ceiling light point and door to useful store cupboard over stairs.

BEDROOM THREE With double glazed leaded window to front, central heating radiator, ceiling light point.

REFITTED BATHROOM Having a white suite comprising; low flush WC, panel bath with fitted shower over, wash hand basin set in vanity unit, obscure double glazed window to rear, vertical heated towel rail, radiator and ceiling light point.

Off bedroom two door giving access to staircase up to:-

LOFT ROOM Having double glazed leaded window to front, central heating radiator, vaulted ceilings and ceiling light point.

OUTSIDE To the rear having paved patio rear with lawn adjoining, fenced boundaries, gate to shared side entry way, metal garden shed and timber garden shed.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, limited for O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. 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:- Virgin Media, 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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