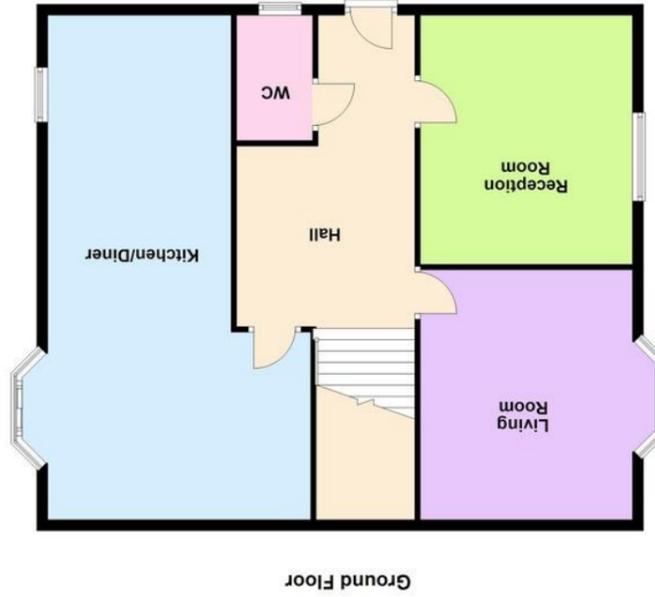
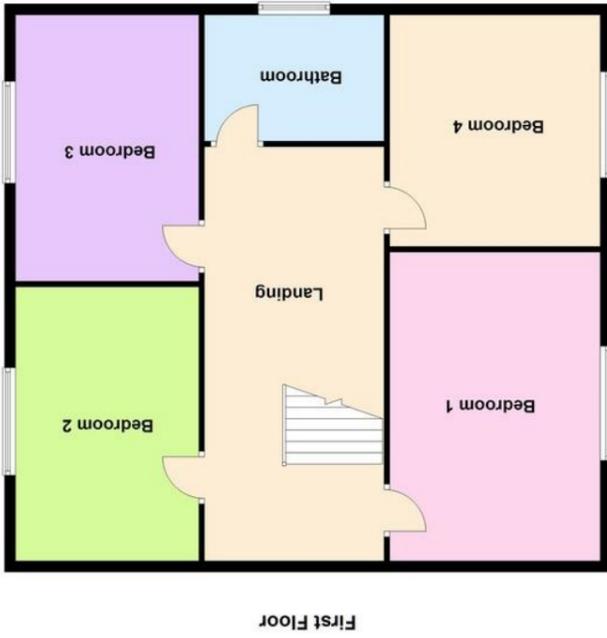


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If 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



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- DOUBLE STOREY EXTENSION
- FOUR DOUBLE BEDROOMS
- NO CHAIN
- KITCHEN DINER
- CORNER PLOT

Foden Road, Great Barr, Birmingham, B42 2EW

Offers Over £330,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

We are delighted to present this impressive four bedroom semi-detached house for sale, ideally suited for first-time buyers and families. This generous property boasts four double bedrooms, offering ample space for a growing family or visiting guests.

The property, situated on a spacious corner plot, has been enhanced with a double storey extension, increasing the available living space. The home includes two separate reception rooms, each adorned with large windows that allow for an abundance of natural light, creating an inviting and warm atmosphere.

The house benefits from one open-plan kitchen, which is a remarkable combination of functionality and style. It is flooded with natural light and provides additional dining space, perfect for entertaining guests or enjoying family meals.

The property also features a stylish bathroom, fitted with a modern rain shower and a traditional bathtub, offering the best of both worlds for your personal care needs.

Unique features that set this property apart include ample parking space and a single garage, which adds further convenience for households with multiple vehicles. The kitchen diner is a standout feature of the house, providing a comfortable space for meal preparation and dining.

Location is key with this property. Convenient public transport links are available, ensuring easy commutes. Furthermore, the property is within close proximity to local schools, making it an ideal choice for families. Local amenities are also easily accessible, adding to the appeal of the property.

The property falls within Council Tax Band C and has an EPC rating of C, reflecting its energy efficiency. This semi-detached house is a fantastic opportunity to acquire a spacious and well-located family home.

HALLWAY Ceiling light point, radiator, laminate flooring.

DOWNSTAIRS WC With vinyl flooring, WC, ceiling light point, window to front, radiator and sink with cabinet under.

FRONT RECEPTION ROOM 12' 0" x 9' 8" (3.66m x 2.95m) Ceiling light point, radiator, window to front and window to hallway.

LIVING ROOM 12' 10" x 12' 6" (3.91m x 3.81m) Laminate flooring, bay window to front, radiator ceiling light point.

KITCHEN/DINER 24' 0" MAX x 14' 6" MAX (7.32m x 4.42m) Vinyl flooring, ceiling light points, spotlights, patio doors to rear garden, base units, wall unit, sink, window to side, patio door to rear garden, patio doors to rear garden, pantry, space for washer/dryer, oven, hob and extractor fan, laminate worktops, tiled splash backs, radiator.

FIRST FLOOR

BEDROOM 12' 4" x 9' 2" (3.76m x 2.79m) Laminate flooring, bay window to front, ceiling light point and radiator.

LANDING Ceiling light point, loft access and radiator.

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m) Laminate flooring, ceiling light point, window to rear and radiator.

STORAGE CUPBOARD

BEDROOM 12' 4" x 8' 10" (3.76m x 2.69m) Laminate flooring, ceiling light point, window to rear and radiator.

BATHROOM 8' 6" x 5' 10" (2.59m x 1.78m) Vinyl flooring, freestanding shower with tiled splash backs, bath, WC, sink, towel radiator and window to front.

BEDROOM 12' 4" x 8' 10" (3.76m x 2.69m) Laminate flooring, ceiling light point, window to rear and radiator.

REAR GARDEN Paved area, lawn area.

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 Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three 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 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 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.

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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441