

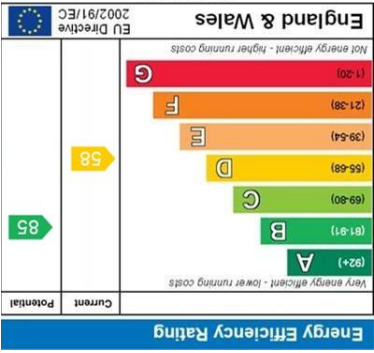


- NO UPWARD CHAIN
- LOVELY LINK TERRACED HOUSE ON THE POPULAR MONKSFIELD AVENUE DEVELOPMENT
- BACKING ONTO TAME VALLEY CANAL
- GREAT LOCATION FOR GROVE VALE PRIMARY SCHOOL



Ingestre Drive, Great Barr, Birmingham, B43 6QW

£310,000



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 Conveyer.

**"How does this help me?"**

**LEGAL READY**

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

This excellent linked terraced house backs onto Tame Valley canal and occupies a great location on the popular Grove Dale development .

Served by central heating and double glazing, the property is well maintained throughout and he been owned by the current owners since 1967 .

Providing three double bedrooms with potential to create four, the property has a well fitted bathroom and a superb through lounge .

Standing within lovely gardens the property has the advantage of no upward chain and viewing is strongly recommended of the accommodation which in more detail comprises:-

**ENTRANCE PORCH** With double glazed front door and window, further double glazed inner door leading to:-

**RECEPTION HALL** With radiator and staircase leading off.

**SUPER THROUGH LOUNGE** 24' 0" x 10' 7" (7.32m x 3.23m) With two radiators, double glazed bow window to front, gas fire and stone surround with side plinth, double glazed sliding patio doors to the rear garden.

**BREAKFAST ROOM** 8' 3" x 7' 8" (2.51m x 2.34m) With radiator, cloaks cupboard, base drawer units and work surfaces with space under.

**KITCHEN** 9' 8" x 7' 6" (2.95m x 2.29m) With double glazed exterior door and window to rear, sink unit with mixer tap, base cupboards, base drawers, wall cupboards, tiled splash backs, Baxi wall mounted gas fired central heating boiler, door to the garage.

**GARAGE** 15' 0" x 8' 4" (4.57m x 2.54m) With up and over door, large under stairs cupboard. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 11' 11" x 15' 8" (3.63m x 4.78m) With radiator, double glazed windows to front.

**BEDROOM TWO** 19' 2" x 8' 3" (5.84m x 2.51m) Through room with two radiators, two double glazed windows.

**BEDROOM THREE** 12' 1" x 9' 3" (3.68m x 2.82m) With radiator, double glazed window to rear.

**BATHROOM** 9' 1" x 6' 1" (2.77m x 1.85m) With tiled walls and floor, panelled bath with electric shower and glazed screen, wash basin with vanity cupboard under, low level wc, airing cupboard, ladder radiator.

**OUTSIDE** The property stands behind a fore-garden with inset tree together with adjacent driveway providing parking for several vehicles.

To the rear is a enclosed garden being well laid and backing onto the Tame Valley Canal, being predominantly lawned with timber shed, pathway, boundary surrounds.

Council Tax Band D - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 100 Mbps. Highest available upload speed 20 Mbps.

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 event ual 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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