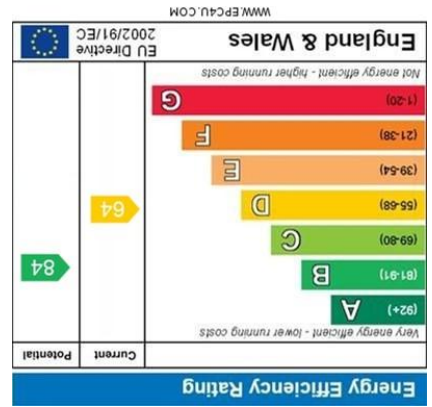


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



Great Barr | 0121 241 4441



- STUNNING SEMI DETACHED HOME
- SINGLE STOREY EXTENSION
- TWO BEDROOMS
- DRIVEWAY
- GOOD SIZED LOUNGE
- DOUBLE GARAGE

Tresham Road, Great Barr, Birmingham, B44 9UA

Offers Over £200,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Presenting this stunning semi-detached home 1,151 sq. Ft residence spread over two well-designed floors. This unique 2 bedroom, 1-bathroom home boasts of a sophisticated layout featuring a spacious living room on the ground level, along with a fully equipped kitchen complemented by a stove. The ground floor benefits from a large extended lounge with an abundance of natural light, offering an ideal space for relaxation. As you ascend to the first floor, you are greeted by an expansive bedroom and a full bathroom inclusive of a bath. The first floor additionally encompasses 2 versatile bedrooms, which can be personalized according to the residents' needs - study, studio, fitness room, or maybe extra storage. Rounding out this home is an additional garage for secure off-street parking. This dwelling strikes a perfect balance between privacy and comfort, offering residents a cozy retreat with its well-planned spaces and inviting design features.

PORCH Front door leading to:-

HALLWAY Ceiling light point, radiator, laminate flooring, stairs to first floor.

LOUNGE 14' 1" x 18' 4" (4.29m x 5.59m) Extended, laminate flooring, two radiators, ceiling light points, patio doors to rear garden.

KITCHEN 10' 9" x 12' (3.28m x 3.66m) Wall and base units, built-in oven, hob, extractor fan, window to front, tiled splash back, space for washing machine, radiator.

LEAN TO 3' 11" x 22' 9" (1.19m x 6.93m) Electrics, door to front and door to rear.

FIRST FLOOR LANDING Ceiling light point, loft access and window to side.

BEDROOM ONE 13' 9" x 10' (4.19m x 3.05m) Radiator, window to rear and ceiling light point, built-in cupboards.

BEDROOM TWO 6' 2" x 11' 11" (1.88m x 3.63m) Loft access, light ceiling point, window to front and built-in cupboards.

BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m) Having bath, two windows to front, toilet, sink, radiator, tiled.

DOUBLE GARAGE 19' 4" x 18' 10" (5.89m x 5.74m) Having two up and over doors, currently being used as a gym. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Paved, lawned area.

Council Tax Band B - Birmingham

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.

Broadband Type = Superfast Highest available download speed 132Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area - No information available

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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