

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 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 Conveyor.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- THROUGH LOUNGE
- KITCHEN
- THREE BEDROOMS
- BATHROOM

Pomeroy Road, Great Barr, Birmingham, B43 7LY

£280,000





## Property Description

Welcome to this charming two-story property boasting a total area of 761 square feet. The residence features three pleasant bedrooms and a convenient single bathroom, located on the first floor. The ground floor is home to a cozy through lounge, and fitted kitchen. This home offers an excellent blend of simplicity and functionality, making it an ideal choice for any couple or family. The floor plan is thoughtfully designed to provide a comfortable, spacious living environment suited for modern living.

The property is approached via a paved pathway with lawn to either side, leading to porch and driveway leading to garage.

**ENCLOSED PORCH** Having double glazed sliding door and feature front entrance door to:-

**RECEPTION HALL** Having stairs off to first floor, laminate flooring, central heating radiator, coving to ceiling, two ceiling light points and door through to:-

**THROUGH LOUNGE** 11' 2" x 23' 6" (3.4m x 7.16m) Having walk in double glazed bay window to front aspect, two central heating radiators, double glazed patio door to rear garden, coving to ceiling, two ceiling light points and feature fireplace.

**KITCHEN** 5' 11" x 10' 2" (1.8m x 3.1m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring hob above, double glazed window to rear, door to rear, tiled splash backs and folding door to useful storage cupboard under stairs, central heating radiator and ceiling light point.

### FIRST FLOOR

**LANDING** Approached via return staircase and having double glazed window to side, access to loft space, coving to ceiling, ceiling light point, doors to bedrooms and bathroom.

**BEDROOM ONE** 8' 0" x 13' 3" (2.44m x 4.04m) Having walk in double glazed bay window to front, a range of built in wardrobes, central heating radiator and ceiling light point.

**BEDROOM TWO** 9' 5" x 9' 6" (2.87m x 2.9m) Having double glazed window to rear, central heating radiator, ceiling light point and built in wardrobe.

**BEDROOM THREE** 7' 10" x 8' 3" (2.39m x 2.51m) Having double glazed window to front, central heating radiator, built in wardrobe and ceiling light point.

**BATHROOM** Having double glazed window to rear, suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, tiled splash backs, central heating radiator, ceiling light point and door to useful store cupboard.

**OUTSIDE** Rear garden having paved patio area with lawn adjoining, fenced and brick built boundaries.

**GARAGE** Unable to measure. Having metal up and over door, pedestrian door to front, pedestrian door to rear and double glazed window to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - No information available

Broadband coverage - 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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