



£260,000



Property Description

Nestled in a picturesque location, this 780 square-foot, duplex home is a delightful combination of space and functionality. The property is spread over 2 floors of carefully designed architecture. On the ground floor, you're welcomed by a spacious through lounge that flows into a well-appointed kitchen, fully equipped with an oven for the home chef. This floor also accommodates a WC for added convenience. As you traverse to the first floor, you'll find a generously sized bathroom complete with a bath. This floor completes its layout with 3 bedrooms, promising comfort and privacy. Each floor and every room is designed to accentuate a breezy, free-flowing layout that encourages natural light and ventilation. Whether you are a family or an individual looking for a future-proof purchase, this property provides the perfect balance of social and private spaces.

The property is approached via block paved multi vehicle driveway leading to:

ENCLOSED DOUBLE GLAZED PORCH Having double glazed window and feature front entrance door to:-

RECEPTION HALL Having stairs off to first floor, central heating radiator, ceiling light point and doors off to through lounge and extended kitchen and guest cloakroom, half door to useful storage cupboard under stairs and tiled flooring.

GUEST CLOAKROOM White suite comprising low flush wc, corner wash hand basin and light point.

THROUGH LOUNGE 26' 1" x 10' 4" (7.95m x 3.15m) Having double glazed bay window to front aspect with shaped central heating radiator beneath, feature fireplace with fitted gas fire, laminate flooring, additional central heating radiator, double glazed French patio doors to rear garden, decorative coving to ceiling, decorative ceiling roses, two ceiling light points, three wall light points.

REFITTED KITCHEN 14' 1" x 6' 5" (4.29m x 1.96m) Having a range of base, wall and drawer units with work surfaces over, sink unit with mixer tap, drainer to side, space and plumbing for washing machine, integrated double oven and eye level grill, four ring gas hob with extractor/light above, bottle store, space and point for upright fridge/freezer, tiled flooring, central heating radiator, tiled splash backs, double glazed window to rear, door to rear and ceiling spotlighting.

FIRST FLOOR Approached via return staircase to first floor landing, having obscure double glazed window to side aspect, access to loft space, ceiling light point, doors off to three bedrooms, bathroom and useful storage cupboard housing wall mounted gas central heating boiler.

BEDROOM ONE 9' 10" x 11' 1" (3m x 3.38m) Having double glaze bay window to front aspect with shaped central heating radiator beneath, additional access to roof space, laminate flooring, ceiling light point.

BEDROOM TWO 9' 11" x 10' 5" (3.02m x 3.18m) Having double glazed window to rear aspect, central heating radiator, laminate flooring and ceiling light point.

BEDROOM THREE 6' 6" x 5' 1" (1.98m x 1.55m) Having double glazed window to front aspect, central heating radiator, laminate flooring and ceiling light point.

BATHROOM 5' 6" x 6' 8" (1.68m x 2.03m) Having white suite comprising low flush wc, wash hand basin set in vanity unit, p-shaped bath with fitted shower over, complementary wall tiling, tiled flooring, obscure double glazed window to rear and ceiling light point.

OUTSIDE Having low maintenance rear garden laid to paving with fenced boundaries, tradesman's side entrance and cold water tap.

Council Tax Band C - Sandwell

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 92 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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