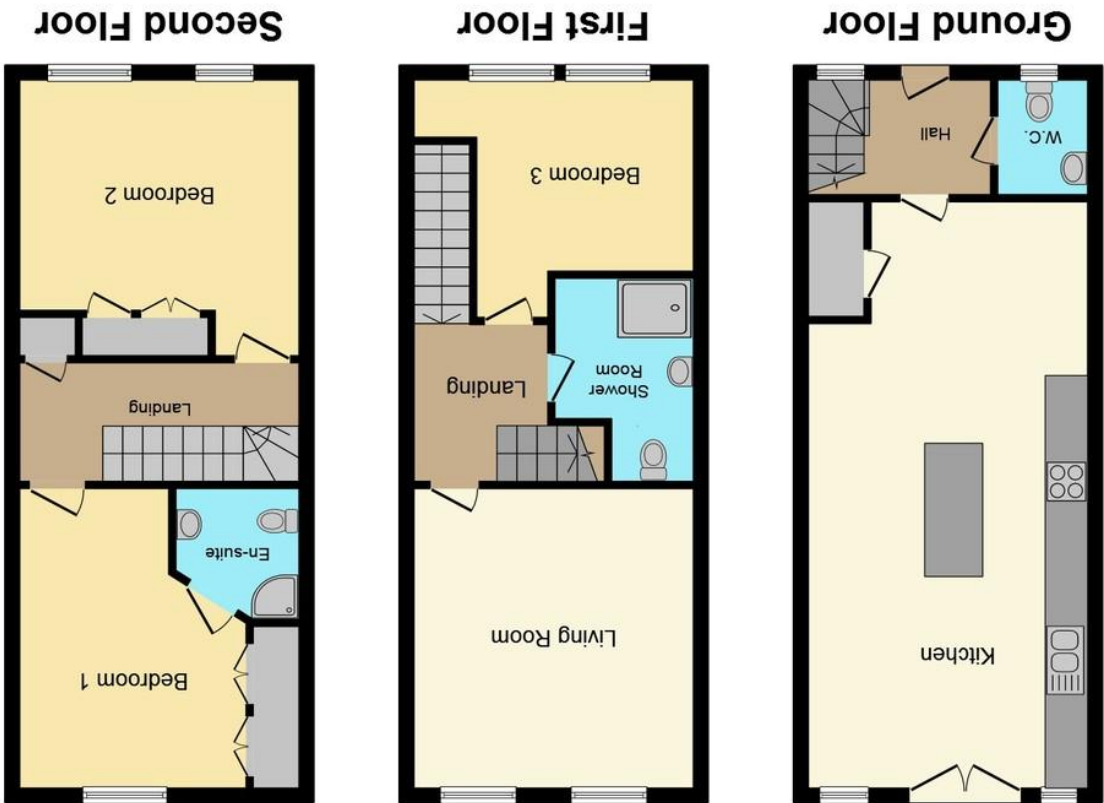


NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

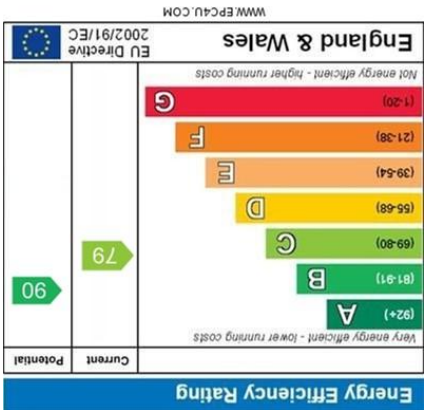
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Superb Open Plan Kitchen Breakfast/Diner
- Spacious Lounge
- Three Good Sized Bedrooms
- Bathroom & En-Suite
- Well Maintained Rear Garden

Horseshoe Crescent, Great Barr, B43 7DN

Offers Over £300,000





## Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

This WELL-PRESENTED PROPERTY is ideally situated in a SOUGHT AFTER LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to J7 M6 and Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having paved pathway leading to front reception door.

HALL having ceiling light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

OPEN PLAN KITCHEN BREAKFAST/DINER 26' 5" (max.) x 12' 5" (max.) (8.05m x 3.78m) having ceiling light points, power points, a range of matching wall/base units with work surfaces over, sink/drainers with mixer tap over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, ample space for a range of appliances, kitchen island incorporating breakfast bar, door to pantry and open access to dining area with double glazed patio doors opening to rear garden.

With fitted wall and base units, work surfaces over, Inset one and a half bowl stainless steel sink and drainer with mixer tap. Breakfast Island with drawer units and two wine fridges. Integrated fridge freezer, washing machine and dishwasher, complimentary tiled flooring, two central heating radiators, double glazed french style doors open onto Garden. Understairs storage cupboard.

GUEST CLOAKROOM having double glazed window to front elevation, ceiling light point, central heating radiator, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having ceiling light point, central heating radiator, stairs to second floor accommodation and doors off to all rooms.

LOUNGE 14' 0" x 12' 5" (4.27m x 3.78m) having double glazed windows to rear elevation, ceiling light points, power points and two central heating radiators.

BEDROOM THREE 9' 2" x 8' 4" (2.79m x 2.54m) having double glazed windows to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

SHOWER ROOM having ceiling light points, extractor, a modern suite comprising of shower, low flush w/c, wash hand basin with mixer tap and complimentary tiling to splashbacks.

SECOND FLOOR LANDING having ceiling light points and doors off to all rooms.

MASTER BEDROOM 13' 9" x 10' 9" (4.19m x 3.28m) having double glazed window to rear elevation, ceiling light point, power points, central heating radiator, fitted wardrobes and door to en-suite.

EN-SUITE having ceiling light point, extractor, a matching suite comprising of shower, pedestal wash hand basin, low level w/c and heated towel rail.

BEDROOM TWO 12' 4" x 8' 8" (3.76m x 2.64m) having double glazed windows to front elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

OUTSIDE

REAR GARDEN having artificially lawned area leading on to paved patio.

GARAGE (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

PARKING having space for off-road parking in front of garage.

COUNCIL TAX BAND D Walsall Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. Our vendors have informed us there is an annual payment of approx. £200 towards the maintenance of open spaces throughout the estate. 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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