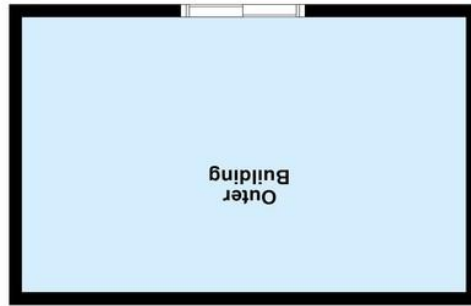
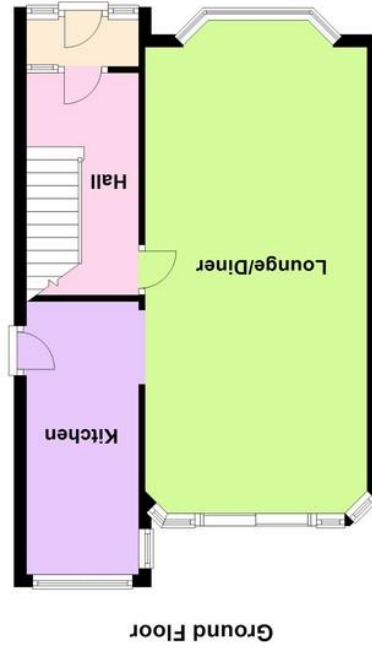
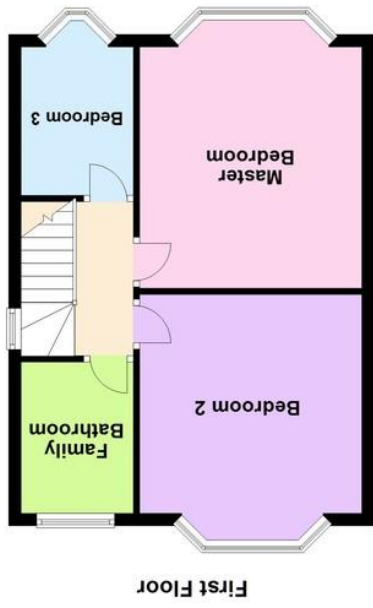
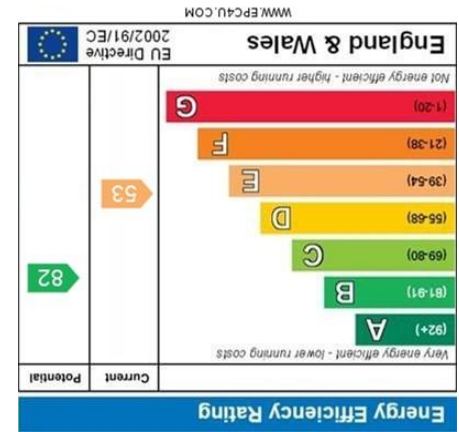


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- EXTENDED KITCHEN
- OUTER BUILDING
- OPEN PLAN DOWNSTAIRS
- THREE BEDROOMS
- VERANDA AREA

Anstey Rd, Great Barr, B44 8AW

Offers In Region Of
£280,000



Property Description

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

For sale is this impressive three bedroom semi-detached property that has been recently renovated to a high standard and boasts a host of unique features. This residence is ideally suited for families and couples desiring a blend of comfort and convenience.

The property comprises three bedrooms; two spacious double bedrooms and a cosy single room, all complete with built-in wardrobes, offering ample storage space. The bedrooms are well-lit and airy, creating a serene atmosphere for relaxation.

The modern kitchen is a true highlight of the property, beautifully extended and equipped with up-to-date appliances. It is spacious enough to accommodate a dining area, providing a great space for family meals and entertaining guests.

Adding to the charm of this property is the open-plan reception room, which is spacious and soaked with natural light from the large windows. It also provides direct access to a well-maintained garden, creating a seamless indoor-outdoor living experience ideal for those summer months.

The bathroom is well-appointed with a free-standing shower, ensuring a refreshing experience.

An additional unique feature of the property is an outer building which can be adapted to various uses, offering versatility.

Located in a well-served area with excellent public transport links, close to schools, and a range of local amenities, this property offers convenient living. Its recent renovations and open-plan design make this home a modern haven, perfect for those looking for a ready-to-move-in property.

PORCH Tiled.

HALLWAY Having ceiling light point, window to porch, laminate flooring, radiator, under stairs storage.

OPEN PLAN LOUNGE 29' 0" MAX x 10' 10" (8.84m x 3.3m) Bay window to front, two ceiling light point, laminate flooring, fireplace, patio doors to rear garden with windows to side, two radiators.

KITCHEN 15' 8" x 5' 10" (4.78m x 1.78m) Radiator, wall and base units, double oven, built-in fridge/freezer, electric hob and extractor fan, dining island, sink and window to rear, space for fridge/freezer, tumble dryer and washing machine, two ceiling light points and window to side.

FIRST FLOOR

MASTER BEDROOM 15' 4" x 10' 0" (4.67m x 3.05m) Ceiling light point, bay window to front, radiator, laminate flooring, built-in wardrobes.

BEDROOM TWO 14' 0" x 11' 0" (4.27m x 3.35m) Radiator, ceiling light point, laminate flooring, window to rear, built-in wardrobes.

BEDROOM THREE 8' 0" x 7' 4" (2.44m x 2.24m) Ceiling light point, laminate flooring, built-in wardrobe, radiator.

BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m) Tiled, shower, toilet, sink with vanity under, radiator, window to rear and spotlights.



OUTSIDE Patio area, decked area, side entry, lawned area, outhouse having ceiling light point, tiled, electric, coal shed used for storage, door to rear access road.

Council Tax Band C - Birmingham City Council

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 Three, limited for EE, O2 and Vodafone.

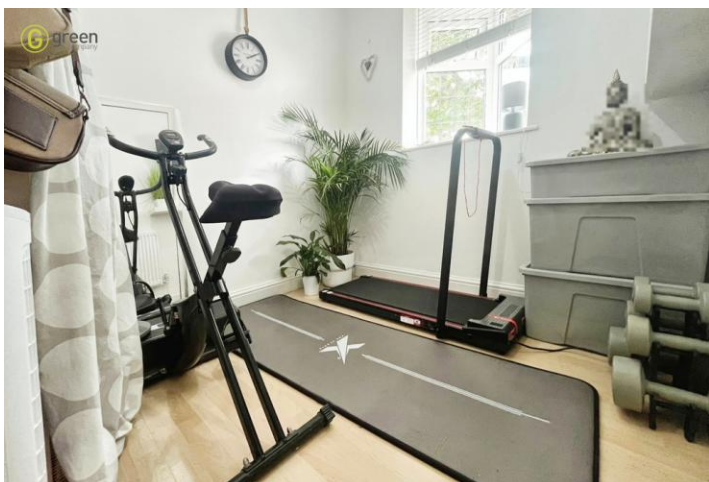
Broadband coverage:-

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

Broadband Type = Ultrafast Highest available download speed 100.0 Mbps. Highest available upload speed 22.0 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

