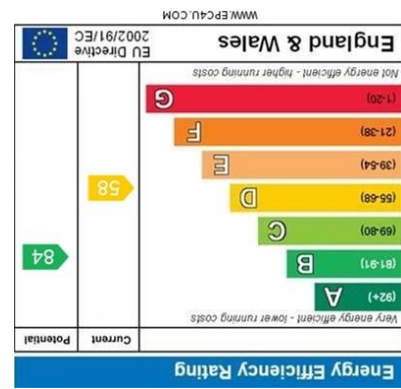


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



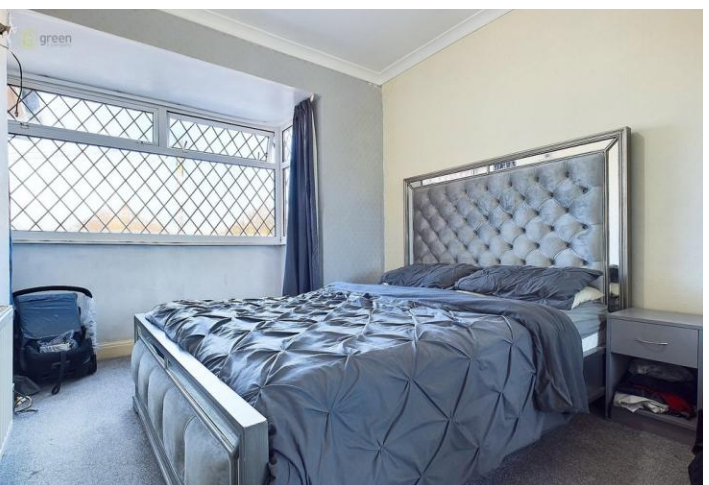
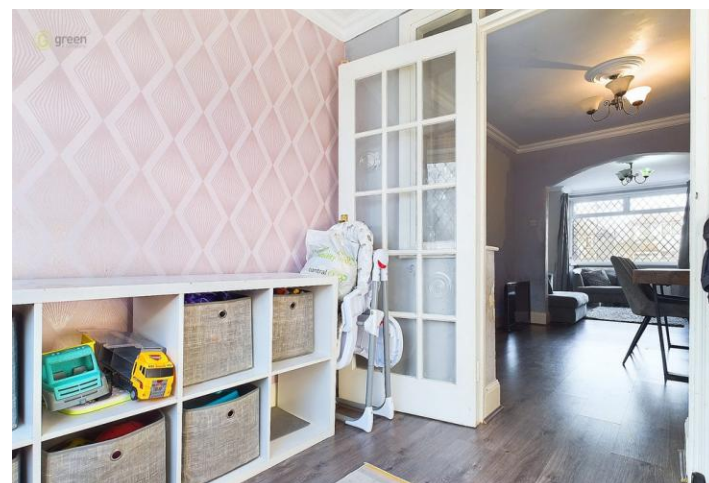
Great Barr | 0121 241 4441



- \*CHARMING SEMI DETACHED HOME\*
- \*THREE BEDROOMS\*
- \*FRONT AND REAR EXTENSION\*
- \*DRIVEWAY\*
- \*LARGE THROUGH LOUNGE AREA\*

Harbeck Avenue, Great Barr, Birmingham, B44 8RN

Offers In Excess Of  
£210,000



## Property Description

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

Offering a dynamic blend of comfort and functionality, this exquisite 836 square-foot front and rear extended semi-detached family home fosters a sophisticated yet welcoming atmosphere. Distributed over 2 floors, the layout is carefully designated to maximize every square foot of the property. The ground floor introduces a well-appointed kitchen area, equipped with a stove, ensuring top-notch culinary experiences. Adjoining the kitchen is the ambient through lounge perfect for shared meals, a versatile room for customization, and a spacious living room, oozing with warmth and comfort. The upper level shelters a bathroom and three commodious bedrooms, offering individual sanctuaries of relaxation. With a well-thought-out floor-plan and attention to detail, this property promises to deliver an exceptional homeownership experience.

PORCH Tiled, ceiling light point

HALLWAY Ceiling light point, electric heater, stairs to first floor.

LOUNGE 13' 2" x 11' 11" (4.01m x 3.63m) Laminate flooring, two ceiling light points, two radiators, bay window to front.

DINING ROOM 10' 9" x 8' 10" (3.28m x 2.69m) Radiator, laminate, ceiling light point.

KITCHEN 19' 5" x 6' 1" (5.92m x 1.85m) Wall and base units, window to side, sink, pantry, space for cooker, space for dishwasher, space for washer dryer, space for fridge.

FIRST FLOOR LANDING Loft access, window to side.

BEDROOM ONE 13' 8" x 8' 8" (4.17m x 2.64m) Bay window to front, ceiling light point, radiator and built-in wardrobes.

BEDROOM TWO 10' 10" x 9' 1" (3.3m x 2.77m) Ceiling light point, window to rear, radiator.

BEDROOM THREE 14' 10" x 6' 5" (4.52m x 1.96m) Extended, two ceiling light points, radiator, window to rear.

BATHROOM 7' 6" x 5' 10" (2.29m x 1.78m) Vinyl flooring, bath, shower, window to rear, toilet, sink, half tiled.

LOFT Insulated.

REAR GARDEN Side access, paved area, grass area and access at the rear.

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 limited for Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 21 Mbps. Highest

available upload speed 0.4 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest

available upload speed 15 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest

available upload speed 100 Mbps.

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.

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?

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