
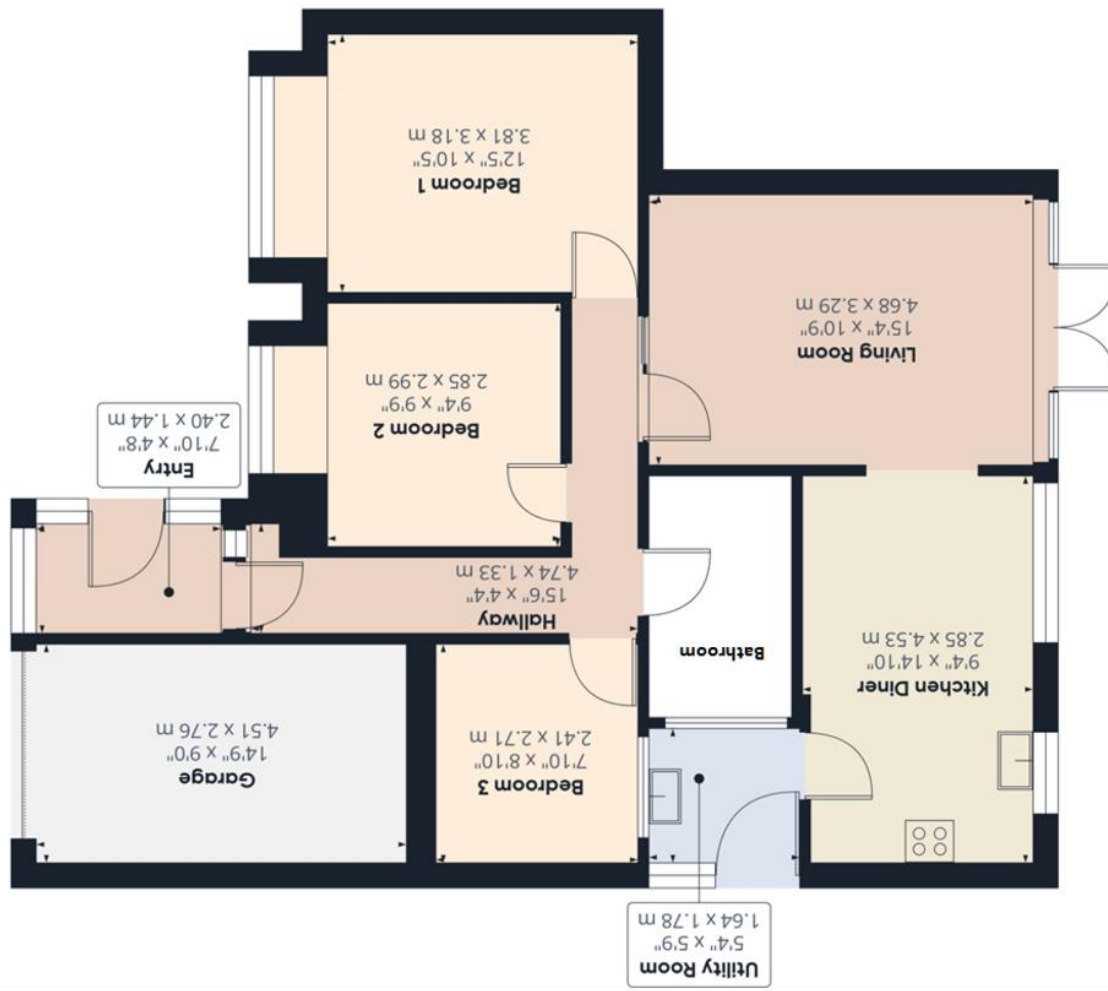


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE

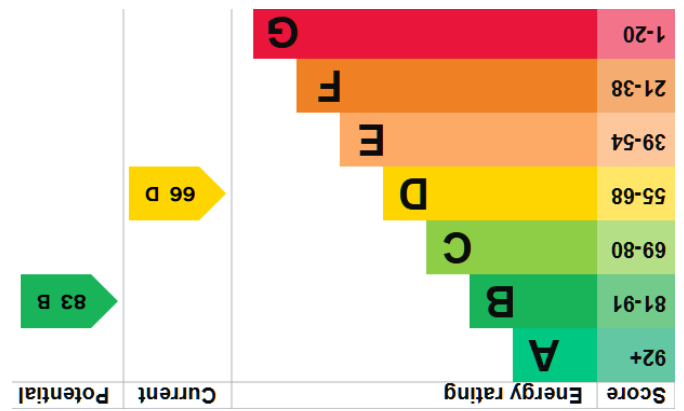
GIBAFFE360  
Calculations were based on BICs IPMS  
3C standards. Please note that  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor  
party and drawings may not comply  
with BICs IPMS 3C.

(1) Excluding balconies and terraces

Approximate total area  
83.99 m<sup>2</sup>  
904.06 ft<sup>2</sup>

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-DEATCHED BUNGALOW
- THREE BEDROOMS
- GOOD SIZED DRIVEWAY
- GARAGE
- KITCHEN DINER
- SOUGHT AFTER ROAD

Pages Lane, Great Barr, Birmingham, B43 6LL

Offers Over £330,000

## Property Description

Welcoming this charming three-bedroom semi-detached bungalow offers a generous 904 square feet of thoughtfully designed space. The property comprises three spacious bedrooms, all carefully planned on the ground floor. Stepping into the home, the living room beckons with abundant natural light, creating a warm and inviting space for relaxation or entertainment. Adjoining the living space is a functional and modern kitchen, equipped with a stove and offering ample storage. Additionally, the property features a versatile utility room, primed to cater to your domestic needs. Completing this property's offerings is an integral garage, perfectly suiting residents seeking additional storage or secure vehicle parking. This home seamlessly blends convenience, comfort, and functionality, ideal for those desiring a spacious living in a one-floor setting.

PORCH 7' 10" x 4' 8" (2.39m x 1.42m) Wall light, front door into:-

HALLWAY 15' 6" x 4' 4" (4.72m x 1.32m) Ceiling light point, radiator, loft access.

LIVING ROOM 15' 4" x 10' 9" (4.67m x 3.28m) Wall lights, electric fireplace, patio doors to rear garden, radiator and opening into:-

DINING ROOM Wooden flooring, ceiling light point, radiator.

KITCHEN/DINER 14' 10" x 9' 4" (4.52m x 2.84m) Tiled, wall and base units, windows to rear, sink, built in oven, gas hob and extractor fan, space for dishwasher, space for fridge. The dining area has wooden flooring, ceiling light point and a radiator.

UTILITY ROOM 5' 9" x 5' 4" (1.75m x 1.63m) Tiled, door to rear garden, sink, space for washer dryer, space for freezer.

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.18m) Radiator, bay window to front, wall lights, built in wardrobes.

BEDROOM TWO 9' 9" x 9' 4" (2.97m x 2.84m) Bay window to front, radiator, wall light and built in wardrobes.

BEDROOM THREE 8' 10" x 7' 10" (2.69m x 2.39m) Ceiling light point, window to utility room, radiator and built in wardrobes.

BATHROOM Tiled, sink with vanity unit under, WC, spotlights, walk in shower.

GARAGE 14' 9" x 9' 0" (4.5m x 2.74m) Up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

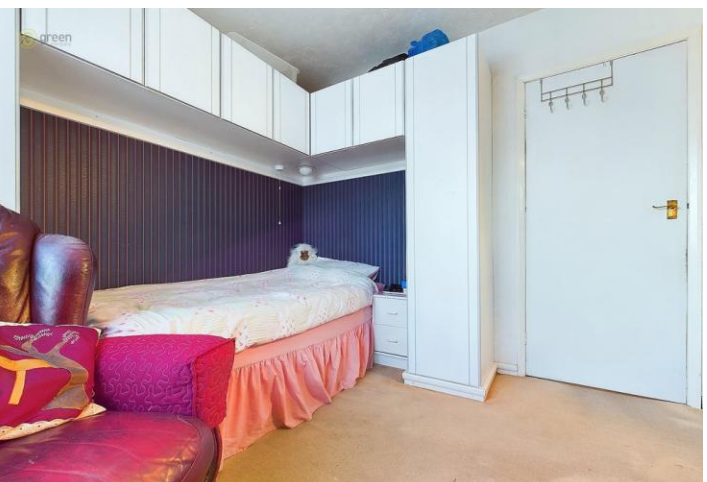
GARDEN Paved patio, lawn, further paved area, area for flowers and shrubs and side access.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data likely available for O2, limited for EE, Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441