



**green**  
& company



£475,000





## Property Description

This expansive property spans a total area of 1735 square feet, smartly laid out over two well-designed floors. The first floor boasts a spacious through lounge perfect for entertaining, a roomy garage and car port that can double as additional storage space, an additional reception room which could serve as a home office or entertainment area, as well as a downstairs WC and a utility room. The through lounge integrates seamlessly with the dining kitchen, accommodating family living and socializing with ease. On the second floor, you will find three generously sized bedrooms ensuring plenty of personal space, and a fully equipped bathroom featuring both a bath and a shower for your convenience. This is a practical and thoughtfully designed property ideal for both family living and those who love to entertain.

The property is approached via a block paved multi vehicle driveway with lawns to side leading to:-

**ENCLOSED PORCH** Having double glazed window and door to front, window to side, ceiling light point, laminate flooring, obscure window through to hall and feature front entrance door to:-

**SPACIOUS RECEPTION HALLWAY** Having stairs off to first floor and half door to useful storage cupboard under stairs, central heating radiator, laminate flooring, coving to ceiling, two ceiling light points, obscure window to guest cloakroom, double doors through to lounge, door to kitchen, door to guest cloakroom and sliding door through to reception room.

**RECEPTION ROOM** 12' 1" x 7' 9" (3.68m x 2.36m) Having double glazed window to front, central heating radiator, laminate flooring and ceiling light point.

**GUEST CLOAKROOM** Having a white suite comprising; low flush WC, laminate flooring and ceiling light point.

**THROUGH LOUNGE** 25' 10" x 10' 10" (7.87m x 3.3m) Having double glazed window to front, central heating radiator, two wall light points, coving to ceiling, ceiling light point, double glazed French patio doors leading to garden with windows to either side, obscure window to hallway, additional central heating radiator and opening to dining kitchen.

**KITCHEN/DINER** 19' 5" x 12' 4" (5.92m x 3.76m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap and drainer to side, integrated eye level double oven and grill, integrated induction hob, extractor/light chimney above, central heating radiator, double glazed window to rear, coving to ceiling, ceiling spotlighting, ceiling light point, integrated fridge and freezer and door through to utility room.

**UTILITY ROOM** 5' 0" x 8' 0" (1.52m x 2.44m) Having wall mounted gas central heating boiler, space and plumbing for washing machine, space and point for dryer, wall cupboard, ceiling light point and double glazed window and door to rear.

### FIRST FLOOR

**LANDING** Approached via return staircase and having double glazed window to front, access to loft space, coving to ceiling, ceiling light point and doors to bedrooms and bathroom.

**BEDROOM ONE** 9' 1" x 12' 6" (2.77m x 3.81m) Having double glazed window to rear, central heating radiator, a range of fitted bedroom furniture which include wardrobes and bed recess with side table and ceiling light point.

**BEDROOM TWO** 9' 1" x 12' 0" (2.77m x 3.66m) Having double glazed window to rear, central heating radiator and ceiling light point.

**BEDROOM THREE** 10' 0" x 11' 1" (3.05m x 3.38m) Having double glazed window to front, central heating radiator and ceiling light point.

**BATHROOM** 10' 0" x 8' 2" (3.05m x 2.49m) Having a white suite comprising; low flush WC, pedestal wash hand basin, corner bath, walk-in shower cubicle with fitted shower, chrome vertical heated towel rail, obscure double glazed windows to front and side and ceiling spotlighting.

### OUTSIDE

**REAR GARDEN** Having paved patio area with lawn adjoining, fenced boundaries, door to covered side passage/storage to the front.

**GARAGE** 16' 4" x 8' 9" (4.98m x 2.67m) Having metal up and over door, power, lighting and concrete flooring and door through to carport. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**CARPORT** 22' 3" x 15' 8" (6.78m x 4.78m) Having double front entrance doors, door to rear, concrete flooring and lighting. (Please ensure that prior to legal commitment you check that any garage/carport facility is suitable for your own vehicular requirements)



for your own vehicular requirements)

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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

\*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 Conveyor.

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