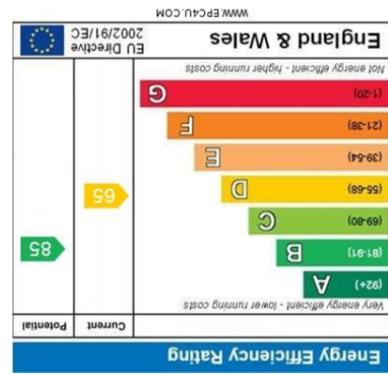


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE



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 Conveyor.



Great Barr | 0121 241 4441



- SEMI DETACHED FAMILY HOME
- HALLWAY
- THROUGH LOUNGE
- EXTENDED KITCHEN
- THREE BEDROOMS
- BATHROOM
- OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN

Wensleydale Road, Great Barr, Birmingham, B42 1PR

£240,000



Property Description

This 885 square feet, two-story property is an excellent offering for anyone looking for a cozy yet spacious home. The ground floor showcases an inviting through lounge and a fitted kitchen, perfectly designed for anyone who enjoys preparing meals. Upstairs, you'll find the home's single bedroom accompanied by two additional bedrooms that can be transformed into a study, a home office, or a guest space at your pleasure. Boosting the appeal of this home is a full bathroom, offering a perfect relaxation spot after a long day. In addition to the interior offerings, the property comes with a rear garage, providing extra convenience when it comes to storage or secure parking.

The property is approached via a paved multi vehicle driveway leading to:-

STORM PORCH With front entrance door to:-

RECEPTION HALL Having stairs off to first floor, glazed window through to side passage, central heating radiator, laminate flooring, door to through lounge and folding sliding door to kitchen.

THROUGH LOUNGE 23' 4" x 8' 9" (7.11m x 2.67m) Having double glazed bay window to front aspect, laminate flooring, central heating radiator, fireplace with electric fire, double glazed sliding patio door to rear garden and two ceiling points.

EXTENDED KITCHEN 12' 4" x 5' 3" (3.76m x 1.6m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring gas hob and extractor/light above, central heating radiator, double glazed window to rear, fluorescent strip light, door through to:-

COVERED SIDE PASSAGE Having doors to front and rear, space and plumbing for washing machine and cold water tap.

FIRST FLOOR Approached via return staircase to first floor landing having obscure window to side and access to loft space, ceiling light point, doors off to three bedrooms and bathroom.

BEDROOM ONE 11' 2" x 9' 6" (3.4m x 2.9m) Having double glazed bay window to front aspect, central heating radiator and ceiling light point.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) Having double glazed window to rear aspect, central heating radiator, laminate flooring and ceiling light point.

BEDROOM THREE 5' 10" x 5' 7" (1.78m x 1.7m) Having double glazed window to rear aspect, central heating radiator, laminate flooring and ceiling light point.

BATHROOM 6' 5" x 2' 0" (1.96m x 0.61m) Having suite comprising low flush wc, paneled bath with telephone shower attachment, pedestal wash hand basin, obscure double glazed window to rear, wall mounted gas central heating boiler, chrome vertical heated towel rail radiator and ceiling light point.

OUTSIDE Having paved patio area, lawn adjoining, access to garage and fenced boundaries.

DOUBLE GARAGE 15' 2" x 15' 11" (4.62m x 4.85m) Having concrete flooring, window to side, metal up and over entrance door, power and fluorescent strip light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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

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