

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
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.
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Great Barr | 0121 241 4441



- STUNNING SEMI DETACHED FAMILY HOME
- HALLWAY
- GUEST CLOAKROOM
- LOUNGE
- CONSERVATORY
- FITTED KITCHEN
- UTILITY
- FOUR BEDROOMS
- TWO SHOWER ROOMS
- GARAGE



Crestwood Drive, Great Barr, Birmingham, B44 8JD | Offers Over £330,000



Property Description

Presenting a three-story family home, meticulously designed, and spread over an expansive 1502 square feet area. The home comprises 4 spacious bedrooms and 2 shower rooms optimally placed across all floors. On the ground floor, the property features a welcoming lounge adorned with a fireplace designed to create a cozy atmosphere, an inviting conservatory perfect for basking in the natural light, a utility room, a garage to accommodate your vehicle or storage space, a kitchen equipped with a functional oven, and a compact and neat water closet (wc). The first floor's layout consists of 3 well-appointed bedrooms and a shower room complete with a shower making it the ideal private space. Ascend to the third floor which reveals a well-sized bedroom, and an additional shower room. This property showcases careful planning, offering you the elegance of mix-functional space and the comfort of privacy and intimacy.

The property is approached via a multi-vehicle block paved driveway leading to enclosed porch with feature front entrance door to reception hall.

RECEPTION HALL Having laminate flooring, stairs off to first floor, central heating radiator, ceiling light point, doors off to lounge, kitchen and guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising; low flush WC, wash hand basin set into vanity unit, obscure double glazed window to front, laminate flooring and ceiling light point.

KITCHEN 6' 5" x 18' 3" (1.96m x 5.56m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl sink unit with mixer tap and drainer to side, integrated five ring gas hob, integrated double oven and grill, double glazed windows to utility room, integrated dish washer, tiled flooring, integrated extractor/light chimney, space and point for fridge, central heating radiator and door through to utility.

UTILITY 10' 0" x 17' 7" (3.05m x 5.36m) Having a range of base, wall and drawer units, stainless steel sink unit with hot and cold taps and drainer to side, space and point for upright fridge freezer, space and point for further appliance, space and plumbing for washing machine, polycarbonate skylight, fluorescent strip light, obscure double glazed window and door to front, double glazed window and door to rear and space and point for dryer.

LOUNGE 11' 3" x 15' 6" (3.43m x 4.72m) Having double glazed French doors to conservatory, laminate flooring, feature fireplace with fitted gas fire, coving to ceiling, vertical central heating radiator, ceiling light point.

CONSERVATORY 15' 9" x 7' 7" (4.8m x 2.31m) Having double glazed windows to two elevations incorporating double glazed French doors to rear garden, laminate flooring, ceiling light point and double glazed roof.

FIRST FLOOR

LANDING Approached via easy tread staircase, having obscure double glazed window to side, stairs off to second floor, ceiling light point, doors off to three bedrooms and bathroom.

BEDROOM ONE 10' 0" x 15' 6" (3.05m x 4.72m) Having double glazed window to rear, laminate flooring and ceiling light point.

BEDROOM TWO 9' 11" x 11' 4" (3.02m x 3.45m) Having double glazed window to rear, central heating radiator, laminate flooring and ceiling light point.

BEDROOM THREE 7' 10" x 11' 5" (2.39m x 3.48m) Having double glazed window to rear, central heating radiator, laminate flooring and ceiling light point.

SHOWER ROOM 7' 8" x 4' 10" (2.34m x 1.47m) Having obscure double glazed window to side, a white suite comprising; low flush WC, wash hand basin set into vanity unit, walk in double shower cubicle with fitted shower, vertical heated radiator, complementary wall tiling and ceiling spot lighting.

SECOND FLOOR

LANDING Approached via return staircase and having ceiling light point and doors off to bedroom four, shower room and useful store cupboard.

BEDROOM FOUR 9' 1" x 14' 5" (2.77m x 4.39m) Having double glazed velux windows to front and

rear, laminate flooring, central heating radiator and ceiling light point.

SHOWER ROOM 5' 11" x 5' 1" (1.8m x 1.55m) Having a white suite comprising; low flush WC, wash hand basin set into vanity unit, fitted shower cubicle with fitted shower, tiled splash backs, velux window to rear and ceiling light point.

OUTSIDE

ATTRACTIVE REAR GARDEN Having paved patio area with steps down to lawn, cold water tap, fenced boundaries, further steps down to wood chipped area leading concrete flooring with space for shed.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, Vodafone limited for O2
Broadband coverage - Broadband Type = Standard Highest available download speed 1 Mbps. Highest available upload speed 0.1Mbps.
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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