

- SEMI DETACHED FAMILY HOME
- RENOVATED TO A HIGH STANDARD
- HALLWAY
- DELIGHTFUL THROUGH LOUNGE
- REFITTED MODERN KITCHEN
- THREE BEDROOMS
- REFITTED BATHROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







## Property Description

This charming two-story property encompasses a total area of 853 square feet and is an excellent complement of style and functionality. The ground floor hosts a well-equipped kitchen and a comfortable living room perfect for relaxing or entertaining. Additionally, this level incorporates a convenient garage. On the second floor, there are Three bedrooms for restful slumbers. A neatly designed bathroom with both a shower and bath unit is also situated on this floor to ensure convenient living. This well-maintained property is ideal for those seeking a residence that beautifully marries practical living spaces with comfortable charm.

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

**ENCLOSED PORCH** Having double glazed windows to front, laminate flooring and feature front entrance door through to reception hall.

**RECEPTION HALL** Having stairs off to first floor, central heating radiator, laminate flooring, door to useful storage cupboard, ceiling light point and door through to:-

**THROUGH LOUNGE** 17' 9" x 10' 1" (5.41m x 3.07m) Having laminate flooring, central heating radiator, double glazed sliding patio door to rear garden, two ceiling light points and door through to :-

**KITCHEN** 11' 10" x 7' 6" (3.61m x 2.29m) Having a range of base, wall and drawer units with work surfaces over, stainless steel sink unit with mixer tap, space and point for upright fridge freezer, integrated oven with four ring gas hob and extractor/light chimney over, space and plumbing for dishwasher, tiled splash backs, double glazed window to rear, additional double glazed window to side, door to side, central heating radiator and ceiling spotlighting.

**FIRST FLOOR**

**LANDING** Approached via return staircase and having access to loft space and doors to three bedrooms and bathroom .

**BEDROOM ONE** 12' 3" x 10' 0" (3.73m x 3.05m) Having double glazed window to rear, central heating radiator, laminate flooring, coving to ceiling, ceiling light point and a range of fitted wardrobes.

**BEDROOM TWO** 10' 4" x 8' 0" (3.15m x 2.44m) Having double glazed window to front, central heating radiator, laminate flooring, door to storage cupboard over stairs, coving to ceiling and ceiling light point.

**BEDROOM THREE** 10' 1" x 7' 7" (3.07m x 2.31m) Having double glazed window to rear, central heating radiator, laminate flooring, coving to ceiling, ceiling light point and a range of fitted wardrobes.

**BATHROOM** Having a white suite comprising; low flush WC, wash hand basin set into vanity unit with tiled splash backs, walk in shower corner shower cubicle with fitted shower and tiled splash backs, panelled bath with telephone shower attachment and tiled splash backs, chrome vertical heated towel rail, obscure double glazed window to rear and ceiling spotlighting.

**ATTRACTIVE REAR GARDEN** Having a paved patio area with steps upto further paved patio area, additional steps to further garden, fenced boundaries and side gated access.

**GARAGE** Having double doors, wall mounted gas central heating boiler, personal door to side 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 D Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good in home and outdoor  
EE - Variable in home, good outdoor  
O2, Vodafone - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.  
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18Mbps.  
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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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